Karen Johnson Davidson County
Batch # 1237934 DEEDQC
02/18/2025 08 57 20 AM 3 pgs
Fees $17 00 Taxes $0 00
20250218-0011612

PREPARED BY:

JOSHUA J. PHILLIPS
1000 KENNESAW BLVD.
GALLATIN, TENNESSEE 37066
(615) 452-8030

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Trustee, JAMES C. BILBREY, JR., REVOCABLE LIVING TRUST 1019 Heydel Circle, Lebanon, Tennessee 37087	Same	08412007100

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, cash in hand paid by Grantee, the receipt of which is hereby acknowledged, and other good and valuable considerations, the undersigned, JAMES C. BILBREY, as Trustee for THE JAMES C. BILBREY, SR., AND JUDY C. BILBREY REVOCABLE LIVING TRUST u/a/d January 16, 2007, does hereby convey and quitclaim unto THE JAMES C. BILBREY REVOCABLE LIVING TRUST u/a/d February 12, 2025 ("Grantee"), its successors, heirs, and assigns, all of Grantor's right, title, and interest in and to the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Maplecrest subdivision of record in Book 1835, Page 27, and the southerly 10 feet of a 20 foot alley closed by instrument of record in Book 3436, Page 320, said Register's Office.

Beginning at a point in the northerly margin of Maplecrest Drive, at the common corner of Lot Nos. 144 and 145; thence in a northerly direction with the line between said lots, 142 feet to a concrete monument at the southeasterly corner of Lot 142 on the Plan of Maplecrest, Sec. 2, of record in Book 3500, Page 6, said Register's Office, formerly the center line of a 20 foot alley, now closed, (supra); thence northwesterly with the south line of said Lot 142, 108.03 feet to a point in the easterly margin of Fairway Drive, the southwest corner of said Lot 142 and formerly in the center of said 20 foot alley; thence southwesterly with said margin said Fairway Drive, 155.4 feet to a concrete

monument at the beginning of a curve to the left, having a radius of 20 feet; thence around said curve, southeastwardly 35.91 feet to a monument in the northerly margin of Maplecrest Drive; thence, with said Drive, eastwardly 128.58 feet to the point of beginning.

Being the same property conveyed to James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Trustees of the Bilbrey Joint Revocable Living Trust Agreement U/A/D January 16, 2007 from James C. Bilbrey, Sr. and wife, Judy C. Bilbrey, Individually, of record in Instrument No. 20070117-0006817, Register's Office for Davidson County, Tennessee.

Note 1: The Grantors and the Grantees are one and the same persons.
Note 2: It is the intention of the Grantors by this deed to transfer ownership of the herein described property to the Grantees in order to place said property into a Revocable Inter-vivos ("Living") Trust.

This is improved property known as: 2422 Maplecrest Drive, Nashville TN.

IN WITNESS WHEREOF, I have hereunto set my signature on this 12 day of February 2025.

JAMES C. BILBREY, JR., as Trustee of
The James C. Bilbrey Revocable Living Trust
u/a/d February 12, 2025

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public in and for said County and State, JAMES C. BILBREY, JR., as Trustee of the James C. Bilbrey Revocable Living Trust u/a/d February 12, 2025 with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, this 12th day of February, 2025.

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/20/2027

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF SUMNER)

For purposes of Tenn. Code Ann. § 67-4-409(a)(4), this transfer is exempt from recordation tax and valuation oath.

Affiant

Sworn to and subscribed before me
this 12th day of February, 2025.

Notary Public

My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY