Karen Johnson Davidson County
Batch # 1237934 DEEDQC
02/18/2025 08 57 20 AM 3 pgs
Fees $17 00 Taxes $0 00
20250218-0011614

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	09605018400

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:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to-wit:

Being Lot No. 67 on the Plan of Donelson Heights, as of record in Plat Book 1424, page 35, Register's Office for Davidson County, Tennessee to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

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. 20070117-0006820, 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: 2811 Hastings Road, Nashville, Tennessee 37214.

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.

NOTARY PUBLIC
My Commission Expires: 10/20/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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:
10/29/2027

EMILY COWAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY