Karen Johnson Davidson County
Batch # 1248759 DEEDQC
03/20/2025 03 32 45 PM 2 pgs
Fees $12 00 Taxes $0 00
20250320-0020863

This Instrument Prepared By and
When Recorded Please Return to·

John C Bobbitt
101 Springhouse Ct , Suite 202
Hendersonville, TN 37075

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
David W Drake, Trustee Drake Family 2025 Irrevocable Trust 8100 Highway 70 S Nashville, TN 37221	NEW OWNER	127-00-187

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry Drake and wife, Emily Drake** "the Grantors," conveys and quitclaims unto **David W. Drake, Trustee for the Drake Family 2025 Irrevocable Trust** "the Grantees," all of Grantor's interest in the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 3 on the plan of Section One Wesst Hampton Estates, of record in Book 5210, page 46, Register's Office for said County

Said Lot No. 3 fronts 150 0 feet on the northwesterly line and 315 9 feet on the southeasterly line to a dead line in the rear, measuring 152 08 feet thereon

Being the same property conveyed by Warranty Deed to Larry Drake and wife, Emily Drake from Douglas W Vinson and wife Gloria Vinson, on September 3, 2010, and recorded on September 21, 2010, in Instrument No 20100821-0075000 in the Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations, (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 6 day of March, 2025

Larry Drake (SEAL) Emily Drake (SEAL)

Larry Drake **Emily Drake**

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public in and for said State and County, **Larry Drake and Emily Drake**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

WITNESS my hand and official seal this 6 day of March, 2025

Notary Public
My commission expires 12-1-27

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

(Affiant)

Notary Public My commission expires 12-1-27

JOHN C BOBBITT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER