Karen Johnson Davidson County
Batch# 1265756 DEEDQC
04/29/2025 01:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250429-0033039

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

| | |
|---|---|
| ADDRESS NEW OWNER: | Byron R. Grate, Trustee<br>6500 Turnberry Way<br>Brentwood, TN 37027 |
| SEND TAX BILLS TO: | NEW OWNER |
| MAP-PARCEL NOS. | 17209000600 |

| | |
|---|---|
| Prepared by: | Mary Kathryn Charlton, Atty.<br>Cindy S. Smith, P.C.<br>Post Office Box 292004<br>Nashville, TN 37229 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Byron R. Grate, a single man** (herein "Grantor"), for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor hereby conveys, remises, releases and quitclaims all of the Grantor's right, unto **Byron Grate, Trustee of the "Byron Grate Living Trust," dated April 11, 2025**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns, title and interest in the following described tract or parcel of land in **Davidson County, Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Final Plat of Banbury Estates, of record in Instrument No. 20000921-0094036, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Byron R. Grate, a single man, from Elliot Kershaw, a single man, by Warranty Deed of record in Instrument No. 20110318-0021399, Register's Office for Davidson County, Tennessee.

Byron R. Grate is one and the same person as Byron Grate.

This improved property is commonly known as 6500 Turnberry Way, Brentwood, TN 37027.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

When necessary for proper construction, the singular shall include the plural and the plural the singular, and the reference to any gender shall include reference to the appropriate gender.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 22 day of April 2025.

Byron R. Grate

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Byron R. Grate, 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 as his free act and deed.

Witness my hand and official seal at office, this 22 day of April 2025.

NOTARY PUBLIC
COMMISSION EXPIRATION: 9/18/27

TAMMY L. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

---

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transfer is $zero.

Affiant

Subscribed and sworn to before me this 22 day of April 2025.

Notary Public
My Commission Expires 9/18/27

TAMMY L. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

---

# AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy or the original document executed and authenticated according to law on April 22, 2025 (date of document).

Signature

04/29/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29th day of April 2025.

Notary Public
My Commission Expires:

