THIS INSTRUMENT PREPARED BY:

[Blank Space Below for Recorder Stamp]

Michael S. Goode
LEWIS THOMASON, P.C.
424 Church Street, Suite 2500
Nashville, Tennessee 37219
(615) 259-1366

Karen Johnson Davidson County
Batch# 1269049 DEEDQC
05/05/2025 04:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250505-0035004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10.00

Affiant

Subscribed and sworn to before me this 5th day of May 2025.

Notary Public

My Commission Expires: 10/22/2025

ELIZABETH CRAFT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

[DO NOT STAMP OVER TEXT BELOW]

Address New Owner (s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rodney Derrial Driver, Trustee of the Rodney Derrial Driver Revocable Trust and Kendria Elizabeth Driver, Trustee of the Kendria Elizabeth Driver Revocable Trust 8904 Greylock Dr Brentwood, TN 37027	Same	181 11 0C 039.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, **Rodney Driver and Kendria Driver, husband and wife** (the "Grantors"), do hereby quitclaim and convey unto **Rodney Derrial Driver, Trustee under The Rodney Derrial Driver Revocable Trust dated July 24, 2024,** as to 1/2 undivided interest, **and Kendria Elizabeth Driver, Trustee under The Kendria Elizabeth Driver Revocable Trust dated July 24, 2024,** as to 1/2 undivided interest, (the "Grantees"), (the "Grantees"), their heirs and assigns, all of Grantors' right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit 287 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the instrument of Correction to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027346, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rodney Driver and Kendria Driver, husband and wife by deed from Rodney Driver, an unmarried man, of record in Instrument No. 20250505-0034908, dated May 5, 2025, and recorded on May 5, 2025, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record.

This is improved property known as **8904 Greylock Drive, Brentwood, TN 37027.**

These Trusts ("The Rodney Derrial Driver Revocable Trust" and "The Kendria Elizabeth Driver Revocable Trust") are revocable trusts established pursuant to the laws of the State of Tennessee. This conveyance is to trusts established and qualified under T.C.A. § 35-15-510 ("Immunity from claims of separate creditors of trust property conveyed to trustee by husband and wife as tenants by the entirety.") The Trustees and Successor Trustees are granted all right, power, and authority pursuant to Section 3, Chapter 110 of the Tennessee General Assembly of 1963, Tenn. Code Ann. §35-50-110 (including any amendments thereto) and further have the full discretionary power to purchase, sell, convey, alter, repair, improve, partition and mortgage or otherwise encumber any real estate, and to make and execute any leases thereon for any period, however long, and beyond the term of any trust, and to execute and deliver any deeds, conveyances, mortgages, deeds of trust, transfers and assignments, without the approval of any court, joinder of any beneficiary, and without disclosing any beneficiary of any trust.

In addition, the trusts specifically provide that no person dealing with the Trustee in the capacity of purchaser, seller, acquirer, lender, tenant, lessor, lessee, contractant, or otherwise shall be bound to inquire into the capacity to act on the part of the Trustees, or into the authority for, or the propriety of, any act thereof, or to see to the application or disposition of any money, or other property, paid, delivered or loaned to the Trustees. These trusts contain spendthrift provisions.

This transfer of real property is a transfer of residential property within the exemptions from any due on sale clause as provided in 12 USCA § 1701j-3 (d). This transfer is not a violation of any such due on sale clause contained in any lien affecting the real property.

This is a transfer to revocable living trusts. No actual monetary consideration is given by the Grantees, and this conveyance is exempt from recordation tax under Tenn. Code Ann. §67-4-409(a)(3)(F).

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS CONDUCTED BY THE PREPARER. THE PREPARER HAS ACTED AS SCRIVENER ONLY. THE PARTIES HERETO RELEASE MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ANY AND ALL LIABILITY ARISING AS A RESULT OF ANY DEFICIENCIES, ERRORS, OR INACCURACIES EXISTING IN SAID QUITCLAIM DEED, AND SHALL HOLD HARMLESS AND INDEMNIFY MICHAEL S. GOODE AND LEWIS THOMASON, P.C. FROM ALL LIABILITY, CLAIMS, AND DAMAGES ARISING THEREFROM.

WITNESS OUR HANDS THIS 5th DAY OF MAY 2025.

Rodney Derrial Driver

Kendria Elizabeth Driver

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Elizabeth Craft, a Notary Public of said County and State, appeared **Rodney Derrial Driver** and **Kendria Elizabeth Driver**, 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.

Witness my hand and seal, at Office in Nashville, Tennessee, this 5th day of May 2025.

ELIZABETH CRAFT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Elizabeth Craft
Notary Public
My Commission Expires: 10/22/2025

Certificate of Authenticity

I, **Rodney D. Driver**, 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 of the original document executed and authenticated according to on **May 5, 2025**.

Affiant Signature

May 5, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of May 2025.

Notary's Signature

My Commission Expires: 10/22/2025
Date

Notary's Seal (if on paper)

ELIZABETH CRAIT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY