The purpose of this Quitclaim Deed is to reinstate the underlying lot lines and to create a separate tax parcel number for each lot (Lot 9, 10, and 11).

Prepared from information furnished by the parties.

THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans: T20160083272 DEEDQC
Recvd: 09/22/16 12:39 4 pgs
Fees: 22.00 Taxes: 0.00



20160922-0099943

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $ - 0 -.

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME,
THIS THE ____ DAY OF _____, 2016.

Notary Public
My Commission Expires: _____

| FROM: | TO: |
|---|---|
| Equity Trust Company Custodian fbo Brian Gainous IRA, fbo Hillary Gainous IRA fbo Dexter Gainous IRA, fbo Roxanne Gainous IRA, fbo Liza Gainous, IRA | Equity Trust Company Custodian fbo Brian Gainous IRA, fbo Hillary Gainous IRA fbo Dexter Gainous IRA, fbo Roxanne Gainous IRA fbo Liza Gainous IRA |

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| Equity Trust Company FBO Brian Gainous IRA, etal<br>P.O. Box 208<br>Goodlettsville, TN 37072 | NEW OWNER | #09108030700<br>#09108032400 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Equity Trust Company Custodian FBO Brian Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Hillary Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim and convey unto Equity Trust Company Custodian FBO Brian Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Hillary Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest, hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being property located in Nashville, Davidson County, Tennessee, being originally described as Lot numbers 9, 10, & 11 of block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), and being more particularly described as follows;

**Lot 9**
**Commencing** at an iron pipe (found) in the northerly right of way of Clifton Avenue (50'R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 Deg 27 Min 27 Sec West, 119.61 feet to an iron pin (set) in said Clifton Avenue, this being the **True Point of Beginning;**

Thence with Clifton Avenue, North 83 Deg 39 Min 57 Sec West, 29.89 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 Deg 16 Min 00 Sec West, 125.56 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 Deg 25 Min 31 Sec East, 29.64 feet to an iron pin (set);

Thence leaving said alley, South 01 Deg 16 Min 00 Sec East, 130.19 feet to the **Point of Beginning**. Containing 3789.01 Sq. Feet, or 0.087 ac.

**Lot 10**
**Commencing** at an iron pipe (found) in the northerly right of way of Clifton Avenue (50'R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 Deg 23 Min 18 Sec West, 89.72 feet to an iron pin (set) in said Clifton Avenue, this being the **True Point of Beginning;**

Thence with Clifton Avenue, North 83 Deg 39 Min 57 Sec West, 29.89 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 Deg 16 Min 00 Sec West, 130.19 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 Deg 25 Min 31 Sec East, 29.64 feet to an iron pin (set);

Thence leaving said alley, South 01 Deg 16 Min 00 Sec East, 134.82 feet to the **Point of Beginning**. Containing 3926.21 Sq. Feet, or 0.090 ac.

**Lot 11**
**Commencing** at an iron pipe (found) in the northerly right of way of Clifton Avenue (50'R.O.W.) located at the southeast corner of the Mark Hughes Property also being Lot 13 of block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record), thence North 83 Deg 14 Min 58 Sec West, 59.81 feet to an iron pin (set) in said Clifton Avenue, this being the **True Point of Beginning;**

Thence with Clifton Avenue, North 83 Deg 39 Min 57 Sec West, 29.90 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 Deg 16 Min 00 Sec West, 134.82 feet to an iron pin (set) in the southerly right of way of an unimproved alley (#1205);

Thence with alley, North 87 Deg 25 Min 31 Sec East, 29.65 feet to an iron pin (set);

Thence leaving said alley, South 01 Deg 16 Min 00 Sec East, 139.46 feet to the **Point of Beginning**. Containing 4065.08 Sq. Feet, or 0.093 ac.

According to a survey by Jeffrey A. Leopard, TN RLS 2415, dated September 7, 2016.

Subject to any and all easements in existence either of record or not of record.

Being the same property conveyed to Equity Trust Company Custodian FBO Brian Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Hillary Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest, by deed from Mark Stephen Hughes, a single person, of record in Instrument 20160913-0096124, said Register's Office, dated August 30, 2016.

**The street address of the Real Property is 4012 Clifton Ave. – Nashville, TN 37209, X Unimproved and X Improved real property.**

**Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.**

IN WITNESS WHEREOF, GRANTORS have caused this QUITCLAIM DEED to be executed on this _____ day of _____, 2016.

GRANTORS
**Equity Trust Company Custodian FBO Brian Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Hillary Gainous IRA, a 27.5% undivided interest, Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest, Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest**

Equity Trust Company Custodian FBO Brian Gainous IRA, a 27.5% undivided interest

By: Matt Collier MATT COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian FBO Hillary Gainous IRA, a 27.5% undivided interest

By: Matt Collier MATT COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian FBO Dexter Gainous IRA, a 15% undivided interest

By: Matt Collier MATT COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian FBO Roxanne Gainous IRA, a 15% undivided interest

By: Matt Collier MATT COLLIER
Corporate Alternate Signer

Equity Trust Company Custodian FBO Liza Gainous IRA, a 15% undivided interest

By: Matt Collier MATT COLLIER
Corporate ~~Alt~~ernate Signer

STATE OF Ohio
COUNTY OF ~~Cuyahoga~~

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MATT COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/~~her~~ oath acknowledged himself/~~herself~~ to be the CORP ALT SIGNER respectively of Equity Trust Company, Custodian fbo Brian Gainous IRA, the within named bargainers and that he/~~she~~ as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Sept., 2016.

My Commission Expires Dec. 25, 2019 Monica Ketcham
Notary Public

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

STATE OF Ohio
COUNTY OF ~~Cuyahoga~~

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MATT COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/~~her~~ oath acknowledged himself/~~herself~~ to be the CORP ALT SIGNER respectively of Equity Trust Company, Custodian fbo Hillary Gainous IRA, the within named bargainers and that he/she as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Sept., 2016.

My Commission Expires: Dec. 25, 2019 Monica Ketcham
Notary Public

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MATT COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/~~her~~ oath acknowledged himself/~~herself~~ to be the CORP ALT SIGNER respectively of Equity Trust Company, Custodian fbo Dexter Gainous IRA, the within named bargainers and that he/~~she~~ as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Sept., 2016.

My Commission Expires: Dec. 25, 2019

Notary Public

NOTARY PUBLIC STATE OF OHIO

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MATT COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/~~her~~ oath acknowledged himself/~~herself~~ to be the CORP ALT SIGNER respectively of Equity Trust Company, Custodian fbo Roxanne Gainous IRA, the within named bargainers and that he/~~she~~ as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Sept., 2016.

My Commission Expires: Dec. 25, 2019

Notary Public

NOTARY PUBLIC STATE OF OHIO

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared MATT COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/~~her~~ oath acknowledged himself/~~herself~~ to be the CORP ALT SIGNER respectively of Equity Trust Company, Custodian fbo Liza Gainous IRA, the within named bargainers and that he/~~she~~ as such CORP ALT SIGNER being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of Sept., 2016.

My Commission Expires: Dec. 25, 2019

Notary Public

NOTARY PUBLIC STATE OF OHIO

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**The actual consideration or true value, whichever is greater for this transfer is**

**$ _____, Affiant**

**Subscribed and sworn before me this the 22 Day of Sept, 2016**

**_____, Deputy Register**