QUITCLAIM DEED

(For Consolidation of Two Parcels)

BILL GARRETT, Davidson County
Trans:T20170044782 DEEDQC
Recvd: 05/25/17 15:15 2 pgs
Fees:12.00 Taxes:0.00

20170525-0052369

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.00

Jennifer J. Collins
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25 DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4/1/19

BRENDAN K. EASTERDAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 1, 2019

THIS INSTRUMENT PREPARED BY
Chad I. Pearman, Esq., 256 Seaboard Lane, G-104, Franklin, TN 37067

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Jennifer J. Collins, Trustee	Same	14406003400 (Tract1)
2525 Ridgewood Drive		14406001200 (Tract 2)
Nashville, TN 37215		

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CONSOLIDATE TWO PARCELS INTO A SINGLE PARCEL.

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JENNIFER J. COLLINS, TRUSTEE OF THE JENNIFER J. COLLINS REVOCABLE LIVING TRUST DATED NOVEMBER 17, 2011

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, QUITCLAIM AND CONVEY ALL OF OUR INTEREST UNTO:

JENNIFER J. COLLINS, TRUSTEE OF THE JENNIFER J. COLLINS REVOCABLE LIVING TRUST DATED NOVEMBER 17, 2011

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2525 & 2531 Ridgewood Drive, Nashville, TN 37215

Witness My hand on this 25 day of May, 2017

The Jennifer J. Collins Revocable Living Trust Dated November 17, 2011

Jennifer J. Collins

By: Jennifer J. Collins, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson TN

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, the within named Jennifer J. Collins, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the Jennifer J. Collins Revocable Living Trust dated November 17, 2011, the within named bargainor, and that she, as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as Trustee.

Witness my hand and official seal at _____ Tennessee, this 25 day of May, 2017

Notary Public _____

My Commission Expires: 4/1/19

BRENDAN K. EASTERDAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APRIL 1, 2019

EXHIBIT A - LEGAL DESCRIPTION

Tract1 (2525 Ridgewood Drive, Nashville, TN 37215, Tax ID 14406003400):

Land in Davidson County, Tennessee, being Reserved Parcel No. 2 and a part of Reserved Parcel No. 1 on the plan of the Reserved parcels No. 1 and 2 and Lot No. 13, Section Two, Chickering Park, of record in Book 3842, page 125, Register's Office for said County, described according to an April 10, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, a follows:

BEGINNING at an iron pin at the southwesterly corner of Lot No. 13 as shown on said plat; thence, with the southerly line of Lot No. 13, N 60° E 275.0 feet to an iron pin at the southwesterly corner of Lot No. 12 of said subdivision; thence, with the southerly line of said Lot No. 12 S 85° 30' E., 192.0 feet to an iron pin at the northwesterly corner of Lot No. 10, of said subdivision; thence S 14° 24' E. 373.6 feet to a point; thence, S 83° 50' W. 118 feet to a point; thence, northwardly, with the margin of a 30 foot right of way 20 feet to a point; thence, S 83° 50' W. 466.0 feet, more or less to an iron pin at the westerly corner of Reserved parcel No. 1 and the easterly line of the Dortch Oldham Property (Book 4539, page 708, said Register's Office); thence, with Oldham's easterly line, N 5° 55' E. 292.8 feet to the point of beginning, containing 4.2 acres more or less.

Being the same property conveyed to Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust dated November 17, 2011 by Warranty Deed from Jennifer J. Collins, of Record in Instrument No. 20150918-0095189, Register's Office for Davidson County, Tennessee.

Tract 2 (2531 Ridgewood Drive, Nashville, TN 37215, Tax ID 14406001200):

Land in Davidson County, Tennessee, being Reserved Parcel No. 1 on the Plan of Reserved Parcels Nos. 1 and 2 and Lot No. 13 of Chickering Park, Section Two, as of record in Book 3842, page 125, Register's Office for Davidson County, Tennessee, INCLUDING but EXCLUDING a strip of land 20 feet wide along the northerly margin of said Reserved Parcel No. 1 extending from its easterly margin west 119 feet, as measured on the line between Reserved Parcels Nos. 1 and 2, to the easterly margin extended of a certain private drive easement over said Reserved Parcel No. 2, and described by meets and bounds as follows:

BEGINNING at the northwesterly corner of Reserved parcel No. 1, also the southwesterly corner of Reserved Parcel No. 2; thence running south 5 degrees 55' west along the westerly margin of said Reserved parcel No. 1, 200 feet to a monument at the southwest corner of said Reserved Parcel No. 1; thence south 84 degrees 10' east along the southerly margin of said Reserved parcel No. 1, 96.9 feet to a monument on said southerly margin; thence continuing along said southerly margin south 85 degrees 15' east 499.7 feet to the southeast corner of said Reserved Parcel No. 1, a common corner with Lot No. 8; thence north 11 degrees 3.4' east 127 feet along the line between Lot No. 8 and Reserved Parcel No. 1 to a monument common to Lots Nos. 8 and 9 and Reserved parcel No. 1; thence continuing along a line between Lot No. 9 and Reserved Parcel No. 1, north 14 degrees 24' west 180 feet to a point on said line; thence leaving the boundary of said Reserved Parcel No. 1 and running south 83 degrees 50' west, on a line parallel to, and 20 feet from, the line between Reserved parcel No. 2 and Reserved Parcel No. 1, 118 feet to a point on the easterly margin extended of a certain private drive easement over said Reserved Parcel No. 2, thence northwesterly 20 feet, more or less, along the said extended easterly margin of said Drive easement to a point on the line between Reserved Parcel No. 2 and Reserved parcel No. 1; thence south 83 degrees 50' west along said line 365 feet to the point of beginning.

Being the same property conveyed to Jennifer J. Collins, Trustee of the Jennifer J. Collins Revocable Living Trust dated November 17, 2011 by Warranty Deed from Jennifer J. Collins, of Record in Instrument No. 20150918-0095188, Register's Office for Davidson County, Tennessee

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.