This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 40961 DEEDQC
12/22/2017 03:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171222-0130795

New Owner:	**Send Tax Bill:**	**Map/Parcel**
ARTHUR JOHN ULM III CHRISTY ULM 714 CANTRELL AVENUE NASHVILLE, TN 37215	SAME	MAP: 117-10 PARCEL: 54.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

Sworn to and subscribed before me this 22nd day of December, 2017.

Notary Public

My Commission Expires December 7, 2020

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, KATHRYN B. MARTIN, Trustee of the CANTRELL AVENUE TRUST, dated October 7, 2014, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ARTHUR JOHN ULM III and CHRISTY ULM, husband and wife.

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

[SIGNATURES AND NOTARY APPEAR ON FOLLOWING PAGE.]

WITNESS MY HAND this 22nd day of December, 2017.

By: _____
KATHRYN B. MARTIN, Trustee
CANTRELL AVENUE TRUST, dated October 7, 2014

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHRYN B. MARTIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2017.

_____
NOTARY PUBLIC

My Commission Expires: My Commission Expires December 7, 2020

JEFFERY LOGAN HUMBLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 7 and the northerly 20 feet of Lot No. 8 of Block "J" on the Plan of W.M. Cantrell's subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kathryn B. Martin, Trustee of the Cantrell Avenue Trust, dated October 7, 2014, by Quitclaim Deed of record from Arthur John Ulm III and wife, Christy Ulm, in Instrument No. 20150528-0048890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; and (6) All applicable governmental and zoning regulations, as well as the following:

Said property is conveyed subject to any existing limitations, restrictions, and encumbrances as may affect the premises, including all matters appearing on the plan of record in Book 332, page 85, said Register's Office.

This is improved property known as 714 Cantrell Avenue, Nashville, TN 37215.

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:

LINDSAY WEISS HINSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).