Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

Bill Garrett Davidson County
Batch# 49531 DEEDQC
01/22/2018 10:17:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180122-0006249

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 17 day of January, 2017.

SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-23-20

ADDRESS OF NEW OWNER:
Barton R. Peters and Jenifer A. Peters, Trustees
2403 Belmont Blvd.
Nashville, Tennessee 37212

SEND TAX BILLS TO:
New Owner

Map: 104-16-0, Parcel 294.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Barton R. Peters and wife, Jenifer A. Peters,** Grantors, hereby quitclaim and convey all of their undivided right, title and interest in the hereinafter described property to **Barton R. Peters and Jenifer A. Peters, Trustees of the Petergack Family Trust, dated September 5, 2017,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 177 and the southerly part of Lot No. 176 on Belmont Land Company's Plan of Lots, called "Belmont Heights," as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEGINNING on the westerly margin of Belmont Boulevard, at the northeast corner of the property conveyed to Buster B. Farmer and wife, by deed from Ioa Payne, Joslin and husband, of record in Book 675, page 145, said Register's Office; thence, with the westerly margin of said Boulevard, northwardly 53 feet to the southeast corner of the property conveyed to Marianne T. Steele by deed from Edgar C. Allen, Trustee, of record in Book 1086, page 440, said Register's Office; thence, with Steele's southerly line, westwardly 175 feet to the easterly margin of an alley; thence, with said alley, southwardly 45 feet, more or less, to the northwest corner of the Farmer property; thence, with Farmer's northerly line, eastwardly 175 feet to the beginning.

Being the same property conveyed to Barton R. Peters and Jenifer A. Peters, husband and wife, by Warranty Deed dated April 25, 2016, from John R. Scarpati, unmarried, of record in Instrument No. 20160429-0041793, Register's Office for Davidson County, Tennessee.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 2403 Belmont Blvd., Nashville, Tennessee 37212.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 4th day of January, 2017 & 18.

Barton R. Peters

Jenifer A. Peters

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Barton R. Peters, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) whom acknowledged that he executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of JANUARY, ~~2017.~~ 2018

Notary Public

My Commission Expires: 8-31-2019

ALAN MICHAEL REBACK
COMM. 2125575
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 31, 2019

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jenifer A. Peters, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) whom acknowledged that she executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 4 day of JANUARY, ~~2017.~~ 2018

Notary Public

My Commission Expires: 8-31-2019

ALAN MICHAEL REBACK
COMM. 2125575
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 31, 2019