Bill Garrett Davidson County
Batch# 87296 DEEDQC
05/02/2018 08:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180502-0041382

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Damon W. Byrd 400 Ellendale Avenue Nashville, TN 37205	same	116 110 023.00

WHEREAS, Allison C. Byrd (the "Decedent"), Trustor of the Allison C. Byrd 400 Ellendale Avenue Living Trust, Damon W. Byrd, Trustee (the "Trust"), died on December 7, 2015; and

WHEREAS, the Trustee desires to convey all right, title and interest in and to certain real property located in Davidson County, Tennessee, in order to complete the administration of the Trust and distribute the Property in accordance with the terms of the Trust.

NOW THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Damon W. Byrd, as Trustee of the Allison C. Byrd 400 Ellendale Avenue Living Trust (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey all of the Trust's right, title and interest in and to certain real property located in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"), to Damon W. Byrd (the "Grantee"), in fee simple.

This is improved property known as 400 Ellendale Avenue, Nashville, Tennessee 37205.

This Property is conveyed expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

IN WITNESS WHEREOF, the Trustee has executed this instrument this 30 day of ~~May~~ April, 2018.

GRANTOR:

ALLISON C. BYRD 400 ELLENDALE AVENUE LIVING TRUST

By: Damon W. Byrd
Damon W. Byrd, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, Damon W. Byrd, who upon oath acknowledged that he is the Trustee of the Allison C. Byrd 400 Ellendale Avenue Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who further acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30 day of April, 2018.

Angela T Samol

Notary Public

ANGELA T. SAMOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 07.02.2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. 67-4-409 (a)(3)(G).

William L. Harbison

Affiant

Subscribed and sworn to before me this 1st day of May, 2018.

Stacie L Beishuizen

Notary Public

My Commission Expires: 5/05/20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE

201805020041382

EXHIBIT A

Map/Parcel: 116 110 023.00 (400 Ellendale Avenue)

That certain parcel of real estate situated in Davidson County, Tennessee and being further described as follows:

Being Lots No. 10 and 11, Block "D" in the subdivision of the Malone property called Honeywood, not of record. Said property fronts 200 feet on the east side of Ellendale Avenue and runs back between parallel lines and with the southerly margin of Malone Avenue 475 feet to the westerly margin of Sunnyside Drive, excepting a small triangle taken for a curve at the northeast comer of Lot 11 for street intersection.

INCLUDED IN THE ABOVE BUT EXCLUDED FROM THIS CONVEYANCE IS:

> Being the easterly part of Lot No. 11 of Block "D" on the Map of the Subdivision of the Malone Property, called Honeywood, not of record and described according to a copy of a survey thereof made by William Collier Parrish, Assoc. Civil Engineers, dated February 23, 1960, as follows:
>
> Beginning at a point in the southerly margin of Malone Avenue at an iron pin which is 50 feet east of an iron pin set at the original corner of Lots 10 and 11; thence with the margin of Malone Avenue, easterly 175 feet to an iron pin at the beginning of a curve; thence around said curve, southwesterly 39.3 feet to an iron pin in the easterly margin of Sunnyside Drive; thence with the margin of said Drive, southerly 175 feet to an iron pipe at the corner of Lots 11 and 12; thence with the line between said lots, westerly 200 feet to an iron pipe which is 50 feet east of the corner of Lots 10 and 11; thence northerly 200 feet to the point of beginning.
>
> Being the same property conveyed to Lewis B. Crawford, Jr. and wife, Hazel Cockrill Crawford from Benjamin F. Byrd, Jr. and wife, Allison Caldwell Byrd by deed executed on April 25, 1957 and recorded on May 1, 1957 of record in Book 2645, Page 279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Allison C. Byrd 400 Ellendale Avenue Living Trust, Damon W. Byrd, Trustee, by deed of record at Instrument No. 20100818-0065307, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 400 Ellendale Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, do hereby make oath that I am a licensed attorney and/or the 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.

William L. Harbison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 1st day of May, 2018.

Notary Public

My Commission Expires: 5/05/20

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
May 05, 2020
STATE OF TENNESSEE