Karen Y Johnson Davidson County
Batch# 149663 DEEDQC
10/05/2018 03:52:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181005-0099359

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 5 day of October, 2018.

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janis Perry 912 38th Avenue N Nashville, TN 37209	Same as owner	092-05-0-049.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, **James R. Conley and Judy C. Goldthree as Trustees of the James M. Conley and Ellie B. Conley Revocable Trust dated April 30, 2005** ("Grantor") do hereby quitclaim and convey unto **Janis Perry** ("Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of College Hill Subdivision, Section 2 of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 43 fronts 71.2 feet on the easterly margin of 38th Avenue North and extends back 119.1 feet on the northerly line and 116.21 feet on the southerly line, to a dead line in the rear, measuring 51.3 feet thereon.

Being the same property conveyed to James M. Conley and wife, Ellie B. Conley by Warranty deed from Cumberland Builders, Inc., a Tennessee Corporation of record in Book 3164, page 569, Register's Office for Davidson County, Tennessee, dated December 19, 1960 and recorded on December 20, 1960.

The said James M. Conley died January 10, 2007, leaving Ellie B. Conley as tenant by the entirety.

The said Ellie B. Conley died testate on July 14, 2015, devising said property to the Trustees of the James M. Conley and Ellie B. Conley Revocable Trust dated April 30, 2005 and their Successors, pursuant to her Last Will and Testament of record in Docket No. 16P-285, in the Probate Division of the Circuit Court for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **912 38th Avenue North, Nashville, TN 37209**

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

201810050099359

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of October, 2018.

James M. Conley and Ellie B. Conley Revocable Trust dated April 30, 2005,

James R Conley

By: James R. Conley, Trustee

Judy C. Goldthree

By: Judy C. Goldthree, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James R. Conley, as Trustee of the James M. Conley and Ellie B. Conley Revocable Trust dated April 30, 2005, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Chi Butler

Notary Public
My Commission expires: 9-20-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy C. Goldthree, as Trustee of the James M. Conley and Ellie B. Conley Revocable Trust dated April 30, 2005, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2018.

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Chi Butler

Notary Public
My Commission expires: 9-20-21

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY