Karen Y Johnson Davidson County
Batch# 166425 DEEDQC
11/27/2018 10:18:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181127-0115516

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **McKenzie Laird Ottinger Leach, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $0.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2018. Notary Public My Commission Expires: 1-8-2019

LINDA L. MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number:
Harold Edward Jackson, III, Frances J. Ambrose Kathleen Jackson Estes 2018 Fransworth Drive Nashville, TN, 37205	SunTrust Bank MC:6500 PO Box 305110 Nashville, TN, 37230	09212049100

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUNTRUST BANK, NASHVILLE TRUSTEE UNDER AGREEMENT WITH HG HILL & F H CALDWELL CONSOLIDATED FOR F. CALDWELL JACKSON (PER AGREED ORDER DTD 04/12/1995)** owning a thirty-three and 33/100 percent (33.33%) undivided interest ("**Grantor**"), does hereby quitclaim, transfer and convey unto **HAROLD EDWARD JACKSON, III, FRANCES J. AMBROSE, AND KATHLEEN JACKSON ESTES**, each owning an eleven and 11/100 percent (11.11%) undivided interest, as tenants in common ("**Grantees**"), their successors, heirs and assigns, certain real property located in Nashville, Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at **1601 Broadway, Nashville, Tennessee 37203.**

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of June 28, 2018.

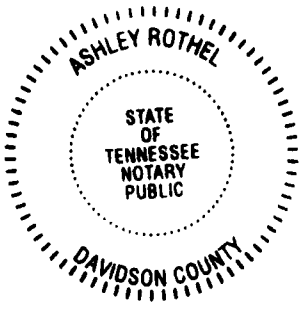
SUNTRUST BANK, NASHVILLE TRUSTEE UNDER AGREEMENT WITH HG HILL & F H CALDWELL CONSOLIDATED FOR F. CALDWELL JACKSON (PER AGREED ORDER DTD 04/12/1995)

By: Sita McMurrin
Name: Sita McMurrin
Its: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Sita McMurrin**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Vice President** of **SunTrust Bank, Nashville Trustee under Agreement with HG Hill & F H Caldwell consolidated for F. Caldwell Jackson (Per Agreed Order DTD 04/12/1995)**, and that such person is authorized to execute this instrument on its behalf.

Witness my hand, at office, this 13 day of November, 2018.



Ashley Rothel
Notary Public
My Commission Expires: January 6, 2020

EXHIBIT A

Legal Description

TRACT TWO:

"BEING THE EASTERLY PART OF LOT NO. 1 ON THE PLAN OF A.G. ADAMS SUBDIVISION OF LOT NO. 222, IN MCNAIRY'S PLAN OF WEST NASHVILLE, LOTS, AS OF RECORD IN BOOK NO. 57, PAGE 36, OF THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BROAD STREET AND 16TH AVENUE SOUTH, FORMERLY BELMONT AVENUE, BEING THE NORTHEAST CORNER OF SAID LOT NO. 1; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, SOUTHERLY 171-1/2 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH THE NORTHERLY MARGIN OF SAID ALLEY; WESTERLY 50 FEET; THENCE NORTHERLY 159 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY MARGIN OF BROAD STREET, 60 FEET WESTERLY FROM THE BEGINNING POINT; THENCE WITH THE SOUTHERLY MARGIN OF SAID STREET, EASTERLY 60 FEET TO THE BEGINNING;

Being part of the same property conveyed to The Nashville Trust Company, as successor trustee under the Trust Agreement dated December 31, 1931, by and between Horace G. Hill and wife, Mamie W. Hill, and The Nashville and American Trust Company, by Deed dated August 4, 1934, from The Nashville and American Trust Company, of record in Deed Book 939, Page 419, Register's Office for Davidson County, Tennessee. Through a series of mergers and acquisitions, The Nashville Trust Company was merged into Third National Bank who then merged and became SunTrust Bank. SunTrust Bank is the current trustee.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

