Karen Y Johnson Davidson County
Batch# 172493 DEEDQC
12/11/2018 08:51:54 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181211-0120324

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 6th day of December, 2018. Notary Public My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
H. Allan Ross, Jr. and/or Leah F. Ross, Trustees 604 Ward Circle Old Hickory, TN 37138	SAME	106 00 0 038.00 106 00 0 156.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, H. Allan Ross, Jr., hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor and the Grantor's spouse, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **H. Allan Ross, Jr. and/or Leah F. Ross, Trustees of the Leah & Allan Ross Living Trust, established by the Revocable Trust Agreement of H. Allan Ross, Jr. and Leah F. Ross dated December 6, 2018**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record.

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

WITNESS my hand this 6th day of December, 2018.

H. Allan Ross, Jr.

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 H. Allan Ross, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of December, 2018.

My Commission Expires:

JEFFREY MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2019

Notary Public

EXHIBIT A

Legal Descriptions

106 00 0 038.00 – 0 Elm Hill Pike, Nashville, Tennessee 37210

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING IN THE CENTER OF THE STONES RIVER TURNPIKE ROAD AT OR NEAR A CULVERT OF SAID ROAD AND SOUTH OF THE ENTRANCE TO THE NATHAN FUQUAY RESIDENCE, THENCE WITH THE CENTER OF SAID PIKE EASTWARDLY FIFTEEN POLES TO A STONE IN THE MARGIN OF SAID PIKE THENCE NORTHWARDLY SEVEN POLES TO A STONE THENCE WESTWARDLY 16 POLES TO THE BEGINNING CONTAINING ONE HALF ACRE MORE OR LESS.

Being the same property conveyed to Hugh Allan Ross, Jr. by deed from Mary M. Smith, of record as Instrument No. 20130820-0087515, Register's Office for Davidson County, Tennessee.

H. Allan Ross, Jr. and Hugh Allan Ross, Jr. are one and the same person.

This is unimproved property known as 0 Elm Hill Pike, Nashville, Tennessee 37210.

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106 00 0 156.00 – 1619 Elm Hill Pike, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Elm Park Land, Section One, as shown on plat of record in Plat Book 6200, page 158, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Don C. Bruce and Hugh Allan Ross, Jr. by Quitclaim Deed from Elm Hill Development Company, of record as Instrument No. 20010709-0072783, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Hugh Allan Ross, Jr. by deed from Don C. Bruce, of record as Instrument No. 20010709-0072784, Register's Office for Davidson County, Tennessee.

H. Allan Ross, Jr. and Hugh Allan Ross, Jr. are one and the same person.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Current year's State and County taxes, which have been assumed by the Grantees.
2. All matters as shown on the Plat of record in Book 6200, page 158, Register's Office for Davidson County, Tennessee.
3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Instrument No. 200004120036870.
4. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6581, page 35, Register's Office for Davidson County, Tennessee.
5. Any matters of record.

This is improved property known as 1619 Elm Hill Pike, Nashville, Tennessee 37210.