Karen Y Johnson Davidson County
Batch# 180100 DEEDQC
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Fees: $22.00 Taxes: $0.00
20190103-0000714

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street, Suite 1000
Nashville, TN 37203
(615) 244-1713

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
David Richard Sellers & Julie Lynne Sellers 1401 Calvin Avenue Nashville, TN 37206	No change from existing	Map /Parcel 083-05-0-421.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Richard Sellers, Trustee of the David Richard Sellers Revocable Trust dated January 28, 2018 and Julie Lynne Sellers, Trustee of the Julie Lynne Sellers Revocable Trust dated January 28, 2018, hereinafter called the GRANTORS, have bargained and sold, and by these presents do quitclaim, transfer and convey that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto to David Richard Sellers and wife Julie Lynne Sellers, as tenants by the entirety, being the GRANTEES herein.

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

Witness the execution of this Deed by the undersigned as of this 2 day of January, 2019.

GRANTORS:

David Richard Sellers, Trustee of the David Richard Sellers Revocable Trust dated January 28, 2018

Julie Lynne Sellers, Trustee of the Julie Lynne Sellers Revocable Trust dated January 28, 2018

STATE OF Tennessee)
COUNTY OF Davidson)

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

Affiant

Sworn to and subscribed before me this 2 day of January, 2019.

Notary Public

My Commission Expires: 3/8/2021

Haley Corenswet
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, David Richard Sellers, Trustee of the David Richard Sellers Revocable Trust dated January 28, 2018, 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 by signing his name as Trustee on behalf of the Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2 day of January, 2019.

Notary Public

My Commission Expires: 3/8/2021

Haley Corenswet
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, Julie Lynne Sellers, Trustee of the Julie Lynne Sellers Revocable Trust dated January 28, 2018, 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 by signing her name as Trustee on behalf of the Trust.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2 day of January, 2019.

Notary Public

My Commission Expires: 3/8/2021

Haley Corenswet
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

EXHIBIT A
LEGAL DESCRIPTION

Land located in Davidson County, Tennessee being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block C in the Subdivision of the Hollins Home Place, of record in Book 547, Page 115 and Book 843, Page 101, Register's Office of Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to David Richard Sellers, Trustee of the David Richard Sellers Revocable Trust dated January 28, 2018 and Julie Lynne Sellers, Trustee of the Julie Lynne Sellers Revocable Trust dated January 28, 2018 by Special Warranty Deed dated February 26, 2018, and of record as Instrument No. 20180412-0034402, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1401 Calvin Avenue, Nashville, Davidson, County, Tennessee 37206.