OWNER:

JULIA DOUGLAS
509 DONELSON PIKE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Avenue
Lebanon, TN 37087
FILE NO: 19-0206

Map and Parcel 096-13-0-147.00

Karen Johnson Davidson County
Batch# 204554 DEEDQC
03/12/2019 09:16:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190312-0022224

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, I, **EDWARD C. DAVIS, TRUSTEE of the DAVIS LIVING TRUST, under Trust Agreement dated March 10, 1998,** and **EDWARD C. DAVIS, Individually** ("Grantor") have this day bargained and sold and by these presents do hereby quitclaim and convey unto **JULIA DOUGLAS** ("Grantee"), her heirs and assigns, forever, my one-half (1/2) undivided interest in and to the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land in the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:
>
> Beginning at an iron pin in the East margin of the relocated Donelson Pike 250 feet South of Allen Road and fronting 100 feet on the East side of the relocated Donelson Pike and running back between parallel lines 200 feet to a line in the rear measuring 100 feet thereon.
>
> Being the same property conveyed to LANCE DOUGLAS and ED DAVIS by Special Warranty Deed from Tennessee Properties, Limited, a Tennessee limited partnership, dated June 30, 1986, and of record in Book 6903, Page 545, in the Register's Office for Davidson County, Tennessee. EDWARD C. DAVIS (a/k/a ED DAVIS) conveyed his one-half (1/2) undivided interest in subject property to EDWARD C. DAVIS and FOSTEEN DAVIS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE DAVIS LIVING TRUST, DATED MARCH 10, 1998, by Warranty Deed dated December 9, 2008, of record in Instrument Number 20081212-0119551, said Register's Office. The said Trust was revoked by instrument dated June 8, 2016. FOSTEEN DAVIS died on 11/25/2016, vesting property in **EDWARD C. DAVIS**, as surviving tenant by the entirety. Edward C. Davis, as Trustee, shall join in this instrument to convey any interest, as Trustee, in subject property.

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning and other matters as may affect the premises.

WITNESS OUR SIGNATURES hereto this 7 day of March, 2019.

Edward C Davis Trustee of Davis Living Trust

EDWARD C. DAVIS, TRUSTEE OF DAVIS LIVING TRUST, under Trust Agreement dated March 10, 1998

Edward C. Davis

EDWARD C. DAVIS, Individually

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **EDWARD C. DAVIS, TRUSTEE OF DAVIS LIVING TRUST, under Trust Agreement dated March 10, 1998, and EDWARD C. DAVIS, Individually,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee and individually, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of March, 2019.

NOTARY PUBLIC

ROBERT L MCDONALD JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/8/2019

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The actual consideration given for this transfer is $ - 0 - .

AFFIANT

Sworn to and subscribed to before me this the 7 day of March, 2019.

NOTARY PUBLIC

My commission expires: 7/8/2019

ROBERT L MCDONALD JR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY