Karen Johnson Davidson County
Batch# 210175 DEEDQC
03/26/2019 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190326-0027230

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, March 25, 2019.

Notary Public

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 6/[illegible]/19

New Owner Address:
Christy Michelle Ikner and
Jennifer Lee Garrett, Co-Trustees
255 Cherokee Rd
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
103 08 0 210.00

QUITCLAIM DEED

Jennifer Garrett and Christy Ikner ("Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Christy Michelle Ikner and Jennifer Lee Garrett, Co-Trustees of The Ikner Garrett Family Trust, dated March 25, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land and the residence and improvements thereon in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, March 25, 2019.

Jennifer Garrett

Christy Ikner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Garrett** and **Christy Ikner**, 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 as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, March 25, 2019.

Notary Public

My Commission Expires: 8/20/19

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being the southerly part of Lot No. 42 of Block L, on the Plan of Cherokee Park, Section 3, of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

Beginning at a point on the westerly margin of Cherokee Road at the common corner of Lot Nos. 41 and 42; thence with the line between said two lots, westwardly 154.84 feet to a point; thence northwardly along the westerly line of said Lot No. 42, 58 feet to a point which is 8.51 feet southeasterly from the southern boundary line of the right-of-way of Nashville, Chattanooga and St. Louis Railroad; thence eastwardly 92.4 feet to a point which is at right angles 62.4 feet from the southerly line of said Lot No. 42; thence eastwardly 30.7 feet to a point; thence continuing in the same direction, 34.8 feet to a point which is 6 feet from the Northeast corner of said Lot No. 42; thence southwardly along the westerly margin of Cherokee Road, 59.20 feet to the beginning.

Being the same property conveyed to Jennifer Garrett and Christy Ikner from Angela Smith, Christy Ikner, and Jennifer Garrett by re-recorded quitclaim deed of record in Instrument No. 20050527-0059823, Register's Office for Davidson County, Tennessee, correcting the previously recorded quitclaim deed to Jennifer Garrett and Christy Ikner from Angela Smith in Instrument No. 20050407-0038418, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property known as 255 Cherokee Rd., Nashville, TN 37205.

True Copy Certification

I, Robert J. Hazard, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Robert J. Hazard 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: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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