Karen Johnson Davidson County
Batch# 210501 DEEDQC
03/27/2019 02:37:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190327-0027719

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THESE PARCELS INTO ONE TAX PARCEL WITH ONE TAX PARCEL IDENTIFICATION NUMBER.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
John E. Root 840 Robertson Academy Rd. Nashville, TN 37220	New Owner	13214007000 13214007001

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **John E. Root,** by these presents do hereby quitclaim and convey unto **John E. Root,** his heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

All those tracts of land situated in the county of Davidson, State of Tennessee, described as follows:

Tract No. 1

Land in the 7th, formerly 11th civil district of Davidson County, Tennessee, being Tract No., 3 on the Plan of Paul Schiel Subdivision No. 2 of Record in Book 2330, page 68, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly margin of Robertson Academy Road 20 feet westerly from the southeast corner of the property conveyed to the City of Nashville by John H. Cheek and wife by deed of record in Book 1308, page 142, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said Robertson Academy Road westwardly 120 feet; thence North 8 deg. 30 min. West 370 feet; thence eastwardly 145 feet to the northwest corner of the property conveyed to the City of Nashville, by Paul W. Schiel and wife by deed of record in Book 2039, page 51, Register's Office for Davidson County, Tennessee; thence with the western boundary line of the City of Nashville property, South 2 deg. 15 min. West 65 feet to the southwest corner of said City of Nashville property, eastwardly 45 feet; and southwardly 300 feet to the beginning, containing 1.22 acres, more or less.

Tract No. 2

A Tract of Land in Davidson County, Tennessee; said Tract being part of Lot 3 on the Plan of John Overton's Property, of record in Plat Book 421, page 160, Register's Office for Davidson County, Tennessee; said Tract is shown as Davidson County Tax Map 132-14, Parcel 70-1, and as Nashville Electric Service drawing PSK-1528-A, being further described as follows:

Beginning at a point being an iron pin on the Northern 40 foot right-of-way of Robertson Academy Road, said point being the southeast most corner of the herein described property; thence following said right-of-way N 89 deg. 59 min. 00 sec. W 20.00 feet to an iron pin; thence leaving said right-of-way N 02 deg. 15. 00 sec. E 300.00 feet to an iron pin; thence N 89 deg. 59 min. 00 sec. W 45.00 feet to an iron pin; thence N 02 deg. 15min. 00 sec. E 65.00 feet to an iron pin; thence S 89 deg. 59 min. 00 sec. E 65.00 feet to an iron pin marking the common corner of parcels 71 and 70.1 of said Davidson County tax map; thence leaving said common corner and following the easterly margin of parcel 70.1 S 02 deg. 15 min. 00 sec. W

365.00 feet to the point of beginning; said tract contains 10,225 square feet or 0.23 acre, more or less.

Being the same property as conveyed from Rubin Lublin TN, PLLC, substitute Trustee to Bank of America, N.A., as described in Instrument No. 20130621-0063930, dated 6/14/2013, recorded 6/21/2013 in Davidson County Records.

Being the same property conveyed to John E. Root by Special Warranty deed from Bank of America, N.A. of record in Instrument No. 20131226-0129644, Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on December 26, 2013.

This property is also known as 840 Robertson Academy Rd. and 0 Robertson Academy Rd., Nashville, TN 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this the 26 day of March, 2019.

My commission expires: 01-05-2021
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of MARCH, 2019.

John E. Root

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **John E. Root,** 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.

Witness my hand and seal this 26 day of March, 2019.

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021