Karen Johnson Davidson County
Batch# 219987 DEEDQC
04/22/2019 09:44:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190422-0036195

THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***0BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 15th day of April, 2019* *Notary Public* *My commission expires: 10/30/2022*

D. NICOLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-30-2022

QUITCLAIM DEED

Name and Address of New Owner:
The CSEBY Trust
Christopher Lind Eby and Sarah Elizabeth Eby, Trustees
274 Lake Terrace Drive
Hendersonville, TN 37075

Send Tax Bills To:
Same

Street Address of Subject Property:	**Map and Parcel:**
2206 and 2208 Dortch Avenue	11901016400
Nashville, TN 37210	11901016500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHRISTOPHER L. EBY,** hereinafter called "**GRANTOR,**" hereby conveys and quitclaims unto **THE CSEBY TRUST, CHRISTOPHER LIND EBY AND SARAH ELIZABETH EBY, TRUSTEES,** hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Parcel A

Being Lot No. 204 and the southerly half of LOT No. 205, on the map of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which

plan reference is hereby made for a more complete and accurate discription.

Said Lot No. 204 and part of Lot 205 front together 75 feet on the easterly side of Dortch Avenue, and runs back between parallel lines 150 feet to an alley.

Parcel B

Being Lot No. 203 on the Map of Overhill City and W.H. Fox Subdivision of Part of the Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 203 fronts 50 feet on the easterly side of Dortch Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christopher L. Eby from Randall C. Kloke and 115 Duluth, L.L.C., a Limited Liability Company, by Deed dated August 30, 2011, Instrument Number 20110901-0067712, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) All matters appearing on plan of Overhill City and W.H. Fox's Subdivision of certain Blocks in Cumberland Nurseries of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee. 2) All matters appearing on survey prepared by Cherry Land Surveying, Inc. dated in May 18, 2011.

WITNESS my hand this 15th day of April, 2019.

CHRISTOPHER L. EBY

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **CHRISTOPHER L. EBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

NOTARY PUBLIC

D. NICOLE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-30-2022