Box44

Karen Johnson Davidson County
Batch# 220886 DEEDQC
04/23/2019 02:08:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190423-0037291

THIS INSTRUMENT WAS PREPARED BY: Jack W. Robinson, Jr. Gullett, Sanford, Robinson & Martin PLLC 150 Third Avenue South – Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is *NONE*. Affiant Subscribed and sworn to before me, this 23rd day of April, 2019. Notary Public My Commission Expires: 3/3/2020

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jared Averbuch, Trustee, and Mackenzie McCracken Averbuch, Trustee 3436 Hampton Avenue Nashville, Tennessee 37215	SAME	117-5-85

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JARED AVERBUCH and MACKENZIE AVERBUCH,** husband and wife (together "Grantors"), hereby remise, release and forever quitclaim to **JARED AVERBUCH, TRUSTEE of The Jared Averbuch Revocable Living Trust, and MACKENZIE MCCRACKEN AVERBUCH, TRUSTEE of The Mackenzie McCracken Averbuch Revocable Trust**, as equal

tenants in common, all right, title and interest of Grantors in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being all that Westerly one-half of Lots Nos. 3 and 4 on the unrecorded plan showing the Subdivision of the South part of a 6.28 acre tract on the North side of Hampton Avenue, as shown on a copy of a survey made by W.B. Southgate, June 23, 1941 and being the Westerly one-half of the property that was conveyed to DeWitt C. Thompson, Jr. and wife, of record in Book 1344, page 636, Register's Office for Davidson County, Tennessee, described as follows: Beginning at a point in the North margin of Hampton Avenue at the Southeast corner of the property conveyed to Charles W. Rich by Deed from Ira E. Parker and wife, of record in Book 1132, page 364, Register's Office for said County; thence along the North margin of Hampton Avenue, Easterly 100 feet to a point, which is 100 feet West of the Westerly margin of the Hampton Tract; thence Northerly 279 feet, more or less, to a point in a fence line; thence along said fence, South 85 deg. West 93 feet to a point being said Rich's Northeast corner; thence along Rich's East line, Southerly 270 feet to the beginning.

Being the same property conveyed to Jared Averbuch and Mackenzie Averbuch, husband and wife, by deed from Donald S. Witherow, of record as Instrument No. 20120216-0013600, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 3436 Hampton Avenue, Nashville, Tennessee 37215.

This instrument is given, and said property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 23rd day of April, 2019.

JARED AVERBUCH

MACKENZIE AVERBUCH

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JARED AVERBUCH**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 23rd day April, 2019.

Notary Public

My Commission Expires: 3/03/2020

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

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MACKENZIE AVERBUCH**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 23rd day April, 2019.

Notary Public

My Commission Expires: 3/03/2020

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