THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 KELLY OLIVER, AFFIANT Subscribed and sworn to before me, this 14th day of June, 2019. NOTARY PUBLIC My Commission Expires: 05/05/2020

Karen Johnson Davidson County
Batch# 244656 DEEDQC
06/18/2019 08:53:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190618-0058384

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
BENIGNO TRIGO and KELLY OLIVER, CO-TRUSTEES 1904 Cedar Lane Nashville, TN 37212	New Owner	Map and Parcel No.: 117-04-0 211.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Benigno Trigo and Kelly Oliver, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Benigno Trigo and Kelly Oliver, Co-Trustees of the Trigo-Oliver Joint Revocable Trust, created April 20, 2018, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1904 Cedar Lane, Nashville, TN 37212, and more particularly described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plat Book 1, Page 22, of the Chancery Court at Nashville, described, according to a copy of a survey thereof made February 27, 1940, by Blancard & Parrish, Engineers, as follows:

Beginning at a point in the northerly margin of Ellenway or Cedar Lane, the southeast corner of a lot conveyed to F.W. Springer and wife, by deed from A.G. Morris and wife, of record in Book 1092, Page 160, Register's Office for said county, also being the most southerly point in a triangular strip conveyed to F.W. Springer and wife, by deed from Walter Stokes and wife, of record in Book 1110, Page 608, said Register's Office; thence easterly, along the northerly margin of Cedar Lane, 85 feet to a point which is 15.9 feet west of the southwest corner of the lot conveyed to O.B. Fuson and wife, by deed from Walter Stokes and wife, of record in Book 1092, Page 158, said Register's Office; thence northerly 165 feet to the south line of a 5 foot strip reserved for a pipe-way at an iron pin which is 15.9 feet west of Fuson's northwest corner; thence along the southerly margin of said reserved strip westerly 137 feet, more or less, to the northeast corner of the triangular strip conveyed to F.W. Springer and wife, above mentioned; thence along Springer's easterly line, southerly 165 feet to the point of beginning.

AND

TRACT 2:

Land in Davidson County, Tennessee, as follows, to wit:

Beginning at an iron pin in the north line of Cedar Lane 215 feet west of the northwest intersection of said Lane and Battery Place, being the southwest corner of the property conveyed to O.B. Fuson and wife, by deed of record in Book 1092, Page 158, Register's Office for said county; thence along Fuson's westerly line northerly 165 feet to an iron pin in the southerly margin of a 5-foot reserved strip for a pipe-way, which pin is 225 feet west of the westerly margin of Battery Place; thence along the southerly margin of said 5-foot reserved strip 13.9 feet to an iron pin, the northeast corner of a part of said lot conveyed to A.G. Morris by deed of record in Book 1092, Page 174, said Register's Office; thence along Morris' easterly line southerly 165 feet to an iron pin in the northerly margin of Cedar Lane; thence with the margin of the same easterly 15.9 feet to the point of beginning.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 1, page 22, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelly Oliver and Benigno Trigo Ferre (one and the same as Benigno Trigo) from Anne T. Ballard, unmarried, and June Hawkins, unmarried, by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20041015-0124283.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 14th day of June, 2019.

Kelly Oliver, Co-Grantor

Benigno Trigo, Co-Grantor

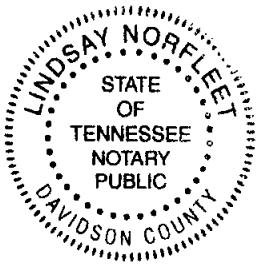
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kelly Oliver**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: 05/05/2020



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Benigno Trigo**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of June, 2019.

Notary Public

My Commission Expires: 05/05/2020

