THIS INSTRUMENT PREPARED BY: **JEANNE ANN BURTON** **JEANNE ANN BURTON PLLC** **4117 HILLSBORO PIKE** **SUITE 103-116** **NASHVILLE, TN 37215** **615-678-6960** T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $ 194,827.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2019. Notary Public My Commission Expires: 3-7-23

Address New Owner	**Send Tax Bills To:**	**Map and Parcel:**
Music City Holdings LLC **3002 Simmons Avenue** **Nashville, TN 37211**	**New Owner**	**119 14 0 111.00**

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	Case No. 319-00656-MH-7
Amy Spencer Anthony	)	Chapter 7
	)	Judge Harrison
Debtor (s)	)	
	)	

Karen Johnson Davidson County
Batch# 255215 DEEDQC
07/11/2019 09:54:34 AM 4 pgs
Fees: $23.00 Taxes: $720.86
20190711-0067586

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jeanne Ann Burton, as Chapter 7 Trustee for

Amy Spencer Anthony (the "Debtor"), in the above captioned cause, and **NOT OTHERWISE,** ("Grantor"), hereby convey, remise, release and forever quitclaim unto Music City Holdings LLC ("Grantee"), its successors and assigns, all of the Debtor's right, title and interest, in and to certain land in Dickson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"). The address of the Property is 3002 Simmons Avenue, Nashville, TN 37211; Map/Parcel 119 14 0 111.00.

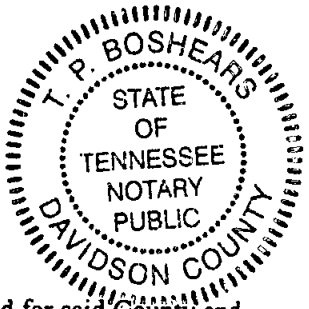
This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor conveys Debtor's interest in the Property pursuant to the following: (1) Notice of Trustee's Motion to Sell Debtor's Interest in Real Property filed in the United States Bankruptcy Court for the Middle District of Tennessee, Case No 319-00656-MH-7 on May 1, 2019 and sent to all creditors and parties in interest on May 1, 2019; and (2) Order Authorizing Trustee's Sale of Debtor's Interest in Real Property entered May 24, 2019.

Amy Spencer Anthony, Debtor, individually, and as Administrator of the Estate of Frederick S. Schaefer (the "Probate Estate"), joins in this conveyance to convey, remise, release and forever quitclaim unto Music City Holdings LLC ("Grantee"), its successors and assigns, all of the Debtor's and Probate Estate's right, title and interest, in the Property.

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

Witness my hand this 28th day of June, 2019.

Jeanne Ann Burton, Chapter 7 Trustee



STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Ann Burton, Chapter 7 Trustee, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 28th day of June, 2019.

Notary Public

My Commission Expires: 3-7-23

Amy Spencer Anthony, individually, and
as Administrator of the Estate of Frederick S. Schaefer

STATE OF ~~TENNESSEE~~) Mississippi
COUNTY OF Madison

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Amy Spencer Anthony, as heir of Frederick S. Schaefer, and as Administrator of the Estate of Frederick S. Schaefer with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 25th day of June, 2019.

Notary Public

My Commission Expires: JUNE 15, 2022



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 35, Block A on the Plan of Woodbine Courts of record in Plat Book 1130, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederick S. Schaefer, unmarried by Warranty deed from Richard L. Smathers and wife, C. Elizabeth Smathers of record in Instrument No. 19991210-0301836 Register's Office for Davidson County, Tennessee, dated December 09, 1999 and recorded on February 10, 1999. Frederick S. Schaefer having since died on February 17,2019 leaving Amy Spencer Anthony, individually as heir in law and Administrator of the estate of Frederick S. Schaefer. The said Amy Spencer Anthony filed for protection in the U.S. Bankruptcy Court, Middle District of Tennessee, under Case Number 31-00656-MH-7on February 4, 2019 and Jeanne Ann Burton was appointed as Chapter 7 trustee

Being also known as 3002 Simmons Avenue Nashville, Tennessee 37211.