Karen Johnson Davidson County
Batch# 276168 DEEDQC
08/26/2019 08:36:47 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190826-0085241

THIS INSTRUMENT PREPARED BY:
Waller Lansden Dortch & Davis, LLP (RRC)
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Address New Owner(s):
J. Scott Rankin and
Sue B. Rankin
320 Lynnwood Boulevard
Nashville, Tennessee 37205

Send Tax Bills to:
SAME

Map and Parcel:
Map 116-11
Parcel 61.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAWSON C. ALLEN and wife, MARY LAUREN ALLEN** and **JOHN HIATT and wife, NANCY HIATT** (collectively, the "Grantor"), do hereby quitclaim and convey unto **J. SCOTT RANKIN and wife, SUE B. RANKIN** (the "Grantee"), their successors, heirs and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is unimproved property located on 320 Lynnwood Boulevard, Nashville, Tennessee 37205 and is a portion of the property which was formerly Pendleton Avenue, the same having been abandoned by the City of Belle Meade pursuant to Ordinance No. 2019-1.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

[SIGNATURES ON FOLLOWING TWO (2) PAGES]

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of the 9th day of August, 2019.

Lawson C. Allen
LAWSON C. ALLEN

Mary Lauren Allen
MARY LAUREN ALLEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LAWSON C. ALLEN**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 9 day of August, 2019.

RHONDA L. MCGARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rhonda L. McGarr
Notary Public

My Commission Expires: 5-2-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARY LAUREN ALLEN**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 9 day of August, 2019.

Rhonda L. McGarr
Notary Public

My Commission Expires: 5-2-2022

RHONDA L. MCGARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JOHN HIATT

NANCY HIATT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN HIATT**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 24th day of August, 2019.

THOMAS B. CRESSWELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public

My Commission Expires: Jan. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **NANCY HIATT**, the bargainor, 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 Nashville, Davidson County, Tennessee, this 24th day of August, 2019.

THOMAS B. CRESSWELL, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Notary Public

My Commission Expires: Jan. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

AFFIANT J. Scott Rankin

Subscribed and sworn to before me
this 24th day of August, 2019.

Notary Public

My Commission Expires: Jan. 6, 2020

THOMAS B. CRESSWELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

EXHIBIT A

Property Description

BEGINNING AT AN IRON PIN FOUND IN THE EASTERLY MARGIN OF LYNNWOOD BOULEVARD ALSO BEING THE NORTHERN MOST CORNER OF THIS HEREIN DESCRIBED TRACT;
THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 201.50', A RADIUS OF 280.08',
AND A CHORD BEARING S 64°47'57" E 197.18' TO AN IRON PIN SET;
THENCE S 00°23'25" E 4.49' TO AN IRON PIN SET;
THENCE N 87°43'58" W 37.80' TO AN IRON PIN SET;
THENCE N 80°30'48" W 45.60' TO AN IRON PIN SET;
THENCE N 75°17'14" W 24.11' TO AN IRON PIN SET;
THENCE N 44°37'38" W 103.02' TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 1,625.46 SQUARE FEET OR 0.04 ACRES MORE OR LESS.

Being a portion of the property formerly known as Pendleton Avenue shown on the Final Plat for Lot 1 Howard Subdivision dated June 17, 2019 of record as Instrument No. 20190826-0085240, Register's Office for Davidson County, Tennessee.