Karen Johnson Davidson County
Batch# 288812 DEEDQC
09/20/2019 11:17:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190920-0095740

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Reginald Howard** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Reginald Howard, Trustee of The DOT Trust,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Parcel I - 400 Ewing Drive, Nashville, TN 37207 - M&P 060020014.00

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of LaVergne Acres, as of record in Book 2003, page 14, Register's Office for said County, to which Plan reference in hereby made for a more complete description of said lot.

INCLUDED in the above-described real property, but hereby expressly EXCLUDED therefrom is that certain parcel of land conveyed to the State of Tennessee in Book 4509, page 572, said Register's Office, as follows:

BEGINNING at a point in the southerly margin of Ewing Drive, said point being the common corner of Lots No. 1 and 2 on said Plan and being Fred E. Thompson's northeast corner; thence with said margin eastwardly 187 feet, more or less, to the beginning of a curved line to the left; thence with said curved line 30.9 feet, more or less, to a point in the westerly margin of Brick Church Pike; thence with a curved line to the right which is at all point 25 feet southerly from the said margin of Ewing Drive for a distance of 210 feet, more or less, to a point which is 150 feet northeast of the centerline of proposed I-14; thence South 39 deg. 07 minutes 47 seconds East 230 feet, more or less, to a point in Clarence Litton's north boundary line; thence with said boundary line westwardly 200 feet, more or less, to the southeast corner of lot No. 2 on said Plan, thence with the common line between Lots 1 and 2 of said Plan northwardly 172.4 feet, more or less, to the point of beginning and containing 22,150 square feet.

EXCLUDED here from is 1,377 square feet of property and a temporary easement for working area condemned by the State of Tennessee by suit in the Circuit Court of Davidson County, Tennessee, Docket No. 96C-1182, to which reference is here made for a more complete and accurate description.

Being the same property conveyd to Reginald Howard by Warranty Deed recorded July 3, 2003 at Instrument No. 20030718-0101029 in the Register's Office of Davidson County, TN.

Parcel II - 10 C Lucile St, Nashville, TN 37207 - M&P 071 14 0 292.00

BEING LOT No 9 and 10 BlocK E on the plan of East View Subdivision of the Shwab Property, of record in Plat Book 547, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Subject to all matters as set out on the plan of record in Plat Book 547, Page 64, said Register's Office.

Subject to Memorandum of Lease by and between William M. Colson and wife Kay Colson, (Lessor) and Bellsouth Mobility, Inc. ("Tenant") which included a right-of-way of record in Instrument No. 20001108-0111253, further assigned to Crown Communications, Inc. of record in Instrument No. 20051026-0129278, said Register's Office.

Upon the expiration of the Lease a right-of-way Easement was granted to Crown Communications, Inc. of record in Instrument No. 20080701-0067855, said Register's Office.

Being the same property conveyed to Reginald Howard by Warranty deed recorded September 4, 2014 at Instrument No. 20140904-0081163 in the Register's Office of Davidson County, TN.

Said properties are conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

****Grantor warrants that these properties are not his primary residence.****

IN TESTIMONY WHEREOF I/we have executed this instrument the 21 day of **May, 2019.**

Reginald Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Reginald Howard**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

SUBSCRIBED AND SWORN before me this the ___ day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BRUCE ROWLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the ___ day of May, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

BRUCE ROWLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2

PROPERTY OWNER: **Reginald Howard, Trustee of The DOT Trust**
OWNER'S ADDRESS: 403 Ewing Dr, Nashville, TN 37207
MAIL TAX BILLS TO: Owner at owner's Address