Karen Johnson Davidson County
Batch# 291409 DEEDQC
09/25/2019 03:43:38 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190925-0097654

This Instrument Prepared By and After Recording Should Be Returned To:
WYATT, TARRANT & COMBS, LLP
(BAS)
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Regions Bank Corporate Real Estate Department 250 Riverchase Parkway East 3rd Floor Birmingham, AL 35244	Regions Bank Corporate Real Estate Department 250 Riverchase Parkway East 3rd Floor Birmingham, AL 35244	Map 96-9 Parcels 133 and 134

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank** (hereinafter "Grantor"), an Alabama state banking corporation, does hereby quitclaim and convey unto **Regions Bank** (hereinafter "Grantee"), an Alabama state banking corporation, and its successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property").

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of September, 2019.

GRANTOR:

REGIONS BANK, an Alabama state banking corporation

By: _____
Keith B. Pressley, Senior Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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

_____
Keith B. Pressley

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

_____
NOTARY PUBLIC

My Commission Expires:
10/6/2020

RANDI L. DICUS
Notary Public
Alabama State at Large

NOTARY PUBLIC

*This Instrument has been prepared with information provided by the Grantor. No title search was conducted and no representations regarding title have been made by the drafter.

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

Personally appeared before me, RANDI L DICUS, a Notary Public of the state and county aforesaid, the within named **KEITH B. PRESSLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Senior Vice President of Regions Bank, the within named bargainor, and that he as such Senior Vice President executed the foregoing instrument for the purpose therein contained by signing the name of Regions Bank by himself as Senior Vice President.

WITNESS my hand and seal this 24 day of September, 2019.

Randi L Dicus
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/6/2020

RANDI L. DICUS
Notary Public
Alabama State at Large

NOTARY PUBLIC

EXHIBIT A

REAL PROPERTY DESCRIPTION

Two tracts of land situated and lying in Davidson County, Tennessee, being Lot Nos. 4 and 5 on the Map of Donelson Heights of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Lot 4

Being Lot No. 4 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for said County, and described as follows:

BEGINNING in the easterly margin of Donelson Pike at the corner of Lot Nos. 3 and 4 thence with the line between said lots easterly 175 feet to the corner of said lots and of Lot Nos. 5 and 6, thence with the line between Lot Nos. 4 and 5, northerly 209.91 feet to the south line of McCampbell Avenue; thence with the line of the same westerly around a slight curve, 89.48 feet to the beginning of another curve; thence around said curve, westerly 35.35 feet to the east margin of Donelson Pike; thence with the margin of the same, southerly 146.85 feet to the beginning.

Being the same property conveyed to Regions Bank from First American National Bank by deed of record in Book 11481, Page 279, Register's Office for Davidson County, Tennessee.

Lot 5

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Donelson Heights of record in Book 1424, page 35, Register's Office of Davidson County, Tennessee. Said Lot No. 5 begins at a point in the westerly margin of Surrey Road at a corner of said Lots 5 and 6 and extends thence with the line between said Lots, westerly 168.37 feet to the corner of Lot No. 4; thence with the line between said Lots 4 and 5 northerly 209.91 feet to the southerly margin of McCampbell Avenue; thence with the margin of same easterly 41 feet to a concrete monument, and continuing with the same easterly 48.42 feet to the beginning of a curve; thence along said curve southeasterly 39.27 feet to the westerly margin of same, southerly 171.8 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is a small portion of land containing 2,614 square feet heretofore conveyed to the Metro Government of Davidson County and being more particularly described in a deed recorded in Book 4124, page 203, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank from First American National Bank by deed of record in Book 11481, Page 279, Register's Office for Davidson County, Tennessee.

This is property commonly known as: 301 Donelson Pike, Nashville, Tennessee, 37214.