This Instrument Prepared By:

Karen Johnson Davidson County
Batch# 336040 DEEDQC
12/30/2019 11:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191230-0134376

Elizabeth Ryder Sykes, Esq.
150 Fourth Avenue North
Suite 1820
Nashville, TN 37219
(615) 810-8777

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE GRANTOR AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Linda G. Whaley	--Same--	Tract 1: 91-11-285.00
1021 Willow Creek Drive		Tract 2: 91-15-011.00
Goodlettsville, TN 37072		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but for the express purpose of making a reconveyance, **WHALEY PAINT AND BODY SHOP, INC.**, a Tennessee corporation, by these presents, does hereby quitclaim and convey unto **LINDA G. WHALEY**, her successors and assigns forever, all of its right, title and interest in and to the tracts of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One: improved property commonly known as 5300 Alabama Avenue, Nashville, TN 37209, Map/Parcel: 91-11-285.00:

Being part of Block No. 193 on the Map of Extension No.1, West Nashville, as of record in Book 57, Page 173, and a portion of 53rd Avenue North as closed by Metro Ordinance 73634, described as follows: Beginning at a point in the Southeasterly corner of the intersection of Alabama Avenue and 53rd Avenue, North, said point being 50 feet Easterly of the original East line of Block 193; thence with the Southerly margin of Alabama Street in a Westerly direction 170 feet, more or less, to a point in the Northeast corner of property conveyed to the Electric Power Board in Deed Book 2095, Page 295, thence with the Power Board's Easterly line and in a Southerly direction 75 feet to a point; thence with said Power Board's Southerly in in a Westerly direction 80 feet to a point in the Easterly margin of Morrow Road; thence with said Road Southerly 75 feet to a point in the North margin of a 25 foot alley; thence with said alley in an Easterly direction 92 feet, more or less, to the Southwest corner of the property conveyed to Ronald Hunt in Book 4669, Page 36; thence with Hunt's Westerly line in a Northerly direction 75 feet to a point; thence with Hunt's North line in an Easterly direction 150 feet to a point in the present margin of 53rd Avenue, North; thence with said Avenue in a Northerly direction 75 feet to the point of beginning.

Being the property conveyed to Linda G. Whaley and Whaley Paint and Body Shop, Inc. by Warranty Deed from Gary W. Whaley, dated May 24, 2013, of record in Instrument No. 20130530-0054358, in the Register's Office for Davidson County, Tennessee.

Tract Two: **improved property commonly known as 409 53rd Avenue North, Nashville, TN 37209, Map/Parcel 91-15-011.00:**

Being part of Lot No. 193 on the Map of Extension No. 1, West Nashville as of record in Book 57, Page 173, and described according to a copy of a survey thereof made by Harvey Gee, May 1, 1948 and portion of 53rd Avenue North as closed by Metro Ordinance 73-634, all described as follows: Beginning at a point in the Northwesterly corner of 53rd Avenue North and the first alley North of Charlotte Avenue, said point being 50 feet Easterly of the original East line of Lot 193; thence Northerly with the Westerly margin of 53rd Avenue North, 75 feet to a point, which point is 75 feet South of the Southerly margin of Alabama Avenue; thence Westerly 150 feet to a point; thence Southerly 75 feet to a point in the North margin of said alley; thence Easterly with the Northerly margin of said alley 150 feet to the point of beginning.

Being the property conveyed to Linda G. Whaley and Whaley Paint and Body Shop, Inc. by Warranty Deed from Gary W. Whaley, dated May 24, 2013, of record in Instrument No. 20130530-0054358, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 30th day of December, 2019.

GRANTOR:

WHALEY PAINT AND BODY SHOP, INC.

BY: Linda Whaley

ITS: President

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Affiant

Sworn to and subscribed before me this 30th day of December, 2019.

Notary Public

My Commission Expires

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **LINDA G. WHALEY**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the President of **WHALEY PAINT & BODY SHOP, INC.**, a Tennessee corporation, and that she, in her capacity as President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in her capacity as President of the corporation.

Witness my hand, at office in Nashville, Tennessee, on this 30th day of December, 2019.

Notary Public

My Commission Expires

ELIZABETH RYDER SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023