Karen Johnson Davidson County
Batch# 340397 DEEDQC
01/08/2020 02:19:45 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200108-0002801

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is $10.00. This is a transfer to a revocable trust.
MUSIC CITY ESTATE LAW 1650 MURFREESBORO ROAD SUITE 208 FRANKLIN, TN 37067 (615) 628-7775 JUSTIN GILBERT STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires July 11, 2021	Affiant Subscribed and sworn to before me, this 30th day of December 2019 Notary public My commission Expires: 7/11/2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Joseph Demko and Carly Brown 7536 Lakeview Drive Nashville, TN 37209	Joseph Demko and Carly Brown 7536 Lakeview Drive Nashville, TN 37209	08800005500

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Joseph Carl Demko and Carly Melissa Brown, do hereby quitclaim, transfer and convey unto Joseph Demko and Carly Brown, Trustees of the Joseph Demko and Carly Brown Living Trust dated December 30, 2019, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Joseph Carl Demko, unmarried, and Carly Melissa Demko, unmarried, from Altha Annette Dotson Mayes, married woman, by Warranty Deed dated July 20, 2016, and recorded on August 2, 2016, as Document No. 20160802-0079624, Registers Office for Davidson County, Tennessee.

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

Property Address: 7536 Lakeview Drive, Nashville, Tennessee 37209

Witness my hand this 30th day of December 2019.

Joseph Carl Demko, Grantor

Carly Melissa Brown, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin Gilbert, Notary Public, Joseph Carl Demko and Carly Melissa Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, December 30, 2019.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel that lies wholly in the 8th Civil District of Davidson County, Tennessee, shown on property map 88, Assessor's Office and is bound in general on the North by Rucker, East by Rucker, South by Lakeview Drive, and on the West by Tidwell, being more particularly described as follows:

Beginning at an iron rod (old) in the Northerly right of way of Lakeview Drive, in a drainage ditch, said rod being 25 feet from the center of said road and said rod being the Southeast corner of the Greer C. Tidwell, et. ux. property (Book 4547, page 744). thence, leaving Lakeview Drive and with Tidwell's Easterly property line N 28 deg. 33 min. 13 sec. W 469.00' to an iron rod (new), [formerly and 8 inch hackberry, now gone]. Thence, continuing with Tidwell's Easterly property line N 21 deg. 25 min. 11 sec. W 321.99' to an iron rod (new) in the Easterly property line of Tidwell, said rod being S 21 deg. 25 min. 11 sec. E 401.67' from an iron rod (old) near the head of a hollow, marking an interior corner between Tidwell and Rucker. Thence, with a new property line, severing the Robert A. Rucker Jr., et. ux. property (Book 4203, page 497; Book 3278, page 590; Book 8945, page 992) the following 4 bearings and distances to iron rod(s) (new); N 68 deg. 34 min. 49 sec. E 255.42' S 22 deg. 26 min. 40 sec. E 342.68'; S 51 deg. 17 min. 35 sec. E 116.19'; S 29 deg. 59 min. 08 sec. E 316.64' to an iron rod (new) set in an existing fence row, said rod being in the Northerly right of way of Lakeview Drive, and being 25 feet from the center of said road. Thence, with the Northerly right of way of Lakeview Drive S 62 deg. 51 min. 47 sec. W 309.88' to the point of beginning, containing 5.010 acres, according to a survey by Gregory Underwood RLS #1299, 9086 Old Haring Road, Franklin, Tennessee 37064, plat dated Sept. 22, 1994.