Karen Johnson Davidson County
Batch# 353557 DEEDQC
02/05/2020 10:54:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013346

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 4th day of February, 2020. Notary Public My Commission Expires:

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
James Withers and Erica Scherle, Trustees 3701 Meadowbrook Avenue Nashville, Tennessee 37204	SAME	091 06 0 297.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Eugene Harris Nelson**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached

hereto and incorporated herein by reference to **James Withers and Erica Scherle, Trustees of the 5612 Morrow Rd. Trust**, dated February 4, 2020, and their successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 4th day of February, 2020.

Eugene Harris Nelson

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 Eugene Harris Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 4th day of February, 2020.

My Commission Expires: _____

Notary Public

ALEXANDER JAMES STARR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 230.8 feet front of Lot No. 1517 and the easterly 11 feet of Lot 1517 and the westerly 7 feet of Lot 1515 rear on the Map of Extension of Plan No. 1 West Nashville, Block 200 of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a stake in the northerly margin of Morrow Road, said stake being located North 59 degrees 20' West 17 feet from the intersection of the northerly margin of Kentucky Avenue and Morrow Road, running thence with the northerly margin of Morrow Road North 59 degrees 30' West 50 feet to a stake, thence North 22 degrees east 121.8 feet to a stake in the southerly margin of a 25 foot alley, said stake being located south 85 degrees west 11 feet from the original corner of Lots 1515 and 1517, running thence N. north 85 degrees east 18 feet with the southerly margin of said 25 foot alley to a stake, said stake being located south 85 degrees west 18 feet from the original lot corner of Lots 1513 and 1517, running thence south 9 degrees west 143.8 feet to the point of beginning, crossing the original lot line of Lots 1515-1517 at 36.8 feet, more or less.

All in accordance with survey and plat by Norris H. Hickerson dated September 4, 1953.

Being the same property conveyed to Eugene Nelson, a single man, by deed from Walter Floyd Johnson and wife, Mary Ann Johnson, of record as Instrument No. 20120502-0037835, Register's Office for Davidson County, Tennessee. See also Affidavit Recorded at Instrument 20120502-0037834.

Eugene Harris Nelson and Eugene Nelson are one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's subsequent year's taxes, which have been assumed by Grantee.

This is improved property known as 5612 Morrow Road, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

