Karen Johnson Davidson County
Batch# 353559 DEEDQC
02/05/2020 10:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013348

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 0 177.00

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 5615 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: _____

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

Notary Public

EXHIBIT A

Legal Description

A tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being the northerly part of lot marked with the word "Glenn" located on the southeasterly corner of Morrow Road and 57th Avenue North, as shown by Plan of West Park Addition No. 2, of record in Book 2330, Page 63, Register's Office for said County.

Beginning at a concrete monument in the southerly margin of Morrow Road at a point 50 feet easterly from the center line of 57th Avenue North; thence with the southerly margin of Morrow Road, S 58° 54' E 25.4 feet to the northeasterly corner of the Glenn Lot; thence with the easterly line of said Glenn Lot, S 24° 02' W 100.25 feet; thence N 58° 54' W 65.8 feet, more or less, to the easterly margin of 57th Avenue North, thence with the easterly margin of said avenue, N 31° 0' E 75 feet, more or less, to a concrete monument; thence with a curve to the northeast of 25 feet radius, 39.24 feet, more or less, to the beginning.

Being the same property conveyed to Eugene H. Nelson, unmarried, by deed from Brian Krohn and wife, Candyce Krohn, of record as Instrument No. 20050303-0023234, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property known as 5615 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)

