Karen Johnson Davidson County
Batch# 353562 DEEDQC
02/05/2020 11:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013351

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 07 0 373.00

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 5221 Tennessee Ave. 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

Land in Davidson County, Tennessee, being the western half of the former (now closed) right-of-way of 53rd Avenue North lying between the southern margin of Tennessee Avenue and the northern margin of the first alley way located to the south of Tennessee, said portion of former right-of-way being described according to a Boundary Survey dated September 3, 2008 prepared by Volunteer Land Surveying Services (File No. 08115) as follows, to wit:

Beginning at a point in the southern margin of Tennessee Avenue at the northeast corner of Lot 1202 as shown on the No. 1 Plat of West Nashville as of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee; thence, along the southern margin of Tennessee Avenue, North 89° 58' 22" East, a distance of 50.00 feet to a point; thence leaving the southern margin of Tennessee Avenue and following the centerline of the former 53rd Avenue North (now closed), South 00° 01' 38" East, a distance of 150.00 feet to a point in the northern margin of an alley way; thence, along the northern margin of said alley way, South 89° 58' 22" West, a distance of 50.00 feet to a point, said point also being the southeast corner of the said Lot 1202; thence along the eastern boundary of the said Lot 1202, North 00° 01' 38" West, a distance of 150.00 feet to the point of beginning. Said portion of former right-of-way was closed and abandoned (easements retained) by Metro Council Bill No. 75-1262, a copy of which appears of record in Book 4929, Page 917, said Register's Office.

Being the same property conveyed to Eugene H. Nelson, an unmarried man, by deed from Randall Veatch and wife, Patricia Veatch, of record as Instrument No. 20090521-0046717, 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 zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property as expressly retained as provided in Metro Council Bill No. 75-1262 of record in Book 4929, Page 917 said Register's Office; and taxes for the current year, which have been assumed by the Grantee.

This is unimproved property known as 5221 Tennessee Avenue, 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)

