Karen Johnson Davidson County
Batch# 353583 DEEDQC
02/05/2020 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013376

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 0 324.00

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 907 51st 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 lying in Davidson County, Tennessee, more particularly described as follows:

BEING the southerly one-half of Lots Nos. 1002, 1004, 1006 and 1008, Block 167, Plan No. 1, West Nashville on the Plan of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

SAID part of said lots front 75.0 feet on the westerly side of 51st Avenue North, formerly 10th Street, and run back between parallel lines with the northerly margin of an alley, 110.0 feet to the easterly line of Lot No. 1010.

Being the same property conveyed to Eugene Nelson, unmarried, by deed from Timothy S. Scully and wife, Maureen A. Scully, and Susan Henderson, unmarried, of record as Instrument No. 20120320-0023515, Register's Office for Davidson County, Tennessee.

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

SUBJECT TO the restriction that the property described above will not be used for auto sales, discount tobacco sales, check cashing facilities or automotive repairs of any kind.

The above covenant and restriction will constitute a covenant running with the land and inure to the benefit of, and is binding upon, the parties hereto and their respective successors and assigns, including all subsequent owners of all or any portion of the real estate herein conveyed.

This conveyance is subject to:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters, if any, shown on Plan No. 1 of West Nashville of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

This is improved property known as 907 51st Avenue North, 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)

