Karen Johnson Davidson County
Batch# 353588 DEEDQC
02/05/2020 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013381

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	105 14 0O 001.00

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 2116 Elliott 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, being part of Lot No. 59 on the Plan of Map of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the easterly margin of Elliott Avenue, formerly Forest Avenue, at the northwest corner of the part of the said lot conveyed to Sue J. Halbert by C.G. Stephens and wife, Minnie C. Stephens by deed of record in Book 374, Page 386, said Register's Office; thence with the northerly line of said Halbert Property easterly 287 1/2 feet to the westerly margin of an alley; thence with said alley northerly 77 1/2 feet; thence westerly 287 1/2 feet more or less, to the easterly margin of Elliott Avenue; thence with said margin of said Avenue southerly 50 feet to the beginning.

Being the same property conveyed to Eugene H. Nelson, an unmarried person, by deed from Thomas Motzny and Nicole Motzny, husband and wife, of record as Instrument No. 20150624-0060761, 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:

1. Taxes which have been assumed by Grantee;
2. All restrictions of record;
3. All easements of record;
4. All visible easements;
5. All matters appearing on the plan of record; and
6. All applicable governmental and zoning regulations.

This is improved property known as 2116 Elliott Avenue, Nashville, Tennessee 37204.

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)

