Karen Johnson Davidson County
Batch# 353640 DEEDQC
02/05/2020 12:07:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200205-0013448

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	117 08 0 033.00

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 3016 Brightwood 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

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Nos. 4 and 5 and all of Lot No. 3 except a strip 10 feet wide off the north side thereof on the Map showing Subdivision of Lots Nos. 11, 12, 13, 14 and 15 in Belmont Annex No. 1 as of record in Book 547, page 88, Register's Office for said County, and as changed by Plan of record in Book 547, page 99, said Register's Office and described together as follows:

Beginning on the easterly margin of Brightwood Avenue at the corner of Lots Nos. 3 and 17 on said last mentioned plan; thence with the south line of Lots 3, 4 and 5 on the North line of lots nos. 17 and 13, easterly 300 feet to the corner of Lots 5 and 12; thence with the east line of Lot No. 5 and the west lines of Lots Nos. 12, 11, 10 and 9, northerly 153.2 feet to the south line of Lot No. 8; thence with the south line of Lots 8 and 2 and the north lines of Lots 5 and 4, westerly 90 feet to the northwest corner of said Lot No. 4; thence with the west line of said lot, southerly 10 feet; thence westerly parallel with the north line of Lot No. 3, 192 feet more or less, to the easterly margin of said Avenue; thence with the easterly margin of said Avenue; southerly 90 feet to the beginning.

Being the same property conveyed to Eugene H. Nelson, unmarried, by deed from Carl J. Wolff, Jr., unmarried, and Carolyn B. Wolff, unmarried (acting by and through Carl J. Wolff, Jr., as Conservator), of record as Instrument No. 20040329-0034734, Register's Office for Davidson County, Tennessee.

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

This conveyance of the property, and all covenants and warranties contained herein, are made expressly subject to: (1) Taxes for the current year which will be paid in full by Grantee; (2) all matters shown on the plat of record in Book 547, page 88, and Book 547, page 99, said Register's Office, and (3) sanitary sewer and storm drainage easement of record in Book 3932, page 242, said Register's Office.

This is improved property known as 3016 Brightwood Avenue, Nashville, Tennessee 37212.

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)

