Karen Johnson Davidson County
Batch# 356683 DEEDQC
02/11/2020 11:40:02 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200211-0015585

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Joan K. Raskin & John W. Campbell, Jr., Co-Trustees 103 Continental Pl., Suite 110 Brentwood, TN 37027	Same	091-15-7

FOR AND IN CONSIDERATION of the sum of Zero and No/100 ($0.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee (collectively, "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **JOAN K. RASKIN and JOHN W. CAMPBELL, JR.**, Co-Trustees under a Trust Agreement dated September 23, 1970, as amended most recently by a Third Amendment to Joint Venture Agreement and Second Amendment to Trust Agreement of The Melrose Company dated September 1, 2015 and of record at 20150921-0095714, Register's Office for Davidson County, Tennessee ("Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as set forth on Exhibit A attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $0.

Subscribed and sworn to before me this the 11th day of February, 2020.

Affiant

Notary Public

My Commission Expires:

FALECHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
July 9, 2022

This is improved property, known as 5324 Charlotte Avenue, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record; to any and all easements, encumbrances, and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 11th day of February, 2020.

JOAN K. RASKIN, Co-Trustee

JOHN W. CAMPBELL, JR., Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN K. RASKIN, Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALECHER OUTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: _____

My Commission Expires July 9, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. CAMPBELL, JR., Co-Trustee, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, in Nashville, this 11th day of February, 2020.

FALECHER OUTEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: _____

My Commission Expires July 9, 2022

Exhibit A

A tract of land in the 5th, formerly 12th, Ward of the City of Nashville, Davidson County, Tennessee, and more particularly described in a survey by Howard George and Associates, dated December 1, 1981, as follows:

TRACT A

Beginning at a hole drilled in concrete on the North right-of-way of Charlotte Pike, 181.4 feet West of the West margin of Morrow Road; thence continuing with the said right-of-way S 73° 09' 17" W, 150.00 feet to a railroad spike; thence N 5° 41' 43" W, 85.00 feet to a railroad spike set; thence N 73° 09' 17" E, 150.00 feet to a railroad spike set; thence S 5° 41' 43" E, 85.00 feet to the beginning; containing 0.2872 acres more or less.

TRACT B

Beginning at a railroad spike set at the Northwest corner of Tract A; thence N 5° 41' 43" W, 157.00 feet to a railroad spike set; thence N 73° 09' 17" E, 150.00 feet to a railroad spike set; thence S 5° 41' 43" E, 157.00 feet to a railroad spike set at the Northeast corner of Tract A; thence with the North line of Tract A, S 73° 09' 17" W, 150.00 feet to the beginning; containing 0.8094 acres, more or less.

Being the same property conveyed to Grantor by deed of record at Book 7442, page 278, Register's Office for Davidson County, Tennessee.