AFTER RECORDING RETURN TO:
DEAN JUDSON ABERNATHY, III
GRETCHEN ELAINE ABERNATHY
315 VALERIA ST
NASHVILLE, TN 37210
File No. 01-20002719-02C

Karen Johnson Davidson County
Batch# 361880 DEEDQC
02/24/2020 10:09:05 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200224-0020072

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 119 01 0 446.00

QUITCLAIM DEED

THIS DEED made and entered into on this 7th day of February, 2020, by and between **DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 315 VALERIA ST, NASHVILLE, TN 37210, hereinafter referred to as Grantor(s) and **DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, AS TRUSTEES OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST**, a mailing address of 315 VALERIA ST, NASHVILLE, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 315 VALERIA ST, NASHVILLE, TN 37210

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor in a Deed recorded under Instrument Number 20200213-0016675, recorded on 02-13-2020 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

DEAN JUDSON ABERNATHY, III

GRETCHEN ELAINE ABERNATHY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, DEAN JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 7th day of Feb, 2020.

Notary Public
My Commission expires: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 7th day of Feb, 2020.

Notary Public
My Commission Expires: 1/16/2024

CAROL B. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:

JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, AS TRUSTEES OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST
315 VALERIA ST
NASHVILLE, TN 37210

Name and address of property owner:
JUDSON ABERNATHY, III and GRETCHEN ELAINE ABERNATHY, AS TRUSTEES OF THE DEAN JUDSON ABERNATHY, III, AND GRETCHEN ELAINE ABERNATHY REVOCABLE LIVING TRUST
315 VALERIA ST
NASHVILLE, TN 37210

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE:

BEING LOT NO. 44 ON THE MAP OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, OF RECORD IN BOOK 332, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARCEL ID NO.: 119 01 0 446.00

PROPERTY COMMONLY KNOWN AS: 315 VALERIA ST, NASHVILLE, TN 37210