Karen Johnson Davidson County
Batch# 379325 DEEDQC
03/30/2020 10:25:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200330-0033810

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$-0-~~

X Janie Peete Taylor Tillery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March 2020

Notary Public

MY COMMISSION EXPIRES: 3/8/2022

(AFFIX SEAL)

JAD A. DUNCAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
JAD A. DUNCAN, ATTORNEY AT LAW, 161 BELLE FOREST CIR., NASHVILLE, TN 37221

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES NO INDEPENDENT TITLE SEARCH WAS PERFORMED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Peete Taylor Tillery, Individually; Janie Peete Taylor Tillery and William Edward Tillery, Trustees of the Tillery Family Revocable Living Trust	**SAME**	**118-05-0-172.00**
(NAME) **840 Clayton Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37204-3002**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of ten dollars, I, **JANIE PEETE TAYLOR TILLERY, A Married Woman**, hereinafter called the Grantor, by these presents do hereby transfer and convey unto the following persons:

JANIE PEETE TAYLOR TILLERY, A Married Woman – 95% of the property below and;

JANIE PEETE TAYLOR TILLERY and WILLIAM EDWARD TILLERY, TRUSTEES OF THE TILLERY FAMILY REVOCABLE LIVING TRUST – 5% of the property below;

Said **TILLERY FAMILY REVOCABLE LIVING TRUST** having been established by **THE REVOCABLE LIVING TRUST AGREEMENT OF JANIE PEETE TAYLOR TILLERY and WILLIAM EDWARD TILLERY, dated March 26, 2020**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary,

hereinafter called the grantees, and the grantees' successors, heirs and assigns, all of the grantor's right title and interest in and to the following described tract or parcel of land, in Davidson County, State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of C.B. Kelley's Subdivision of the South part of Lot Nos. 29, 30 & 31, Battlefield Estates, Section No.1, not of record, described according to a Survey made by Z. J. Wilkinson, Surveyor, August 4, 1941, as follows:

Beginning at a point in the North margin of Clayton Avenue, 450 feet Easterly from the Northeast corner of Craig Avenue and Clayton Avenue, being the common corner of Lot Nos. 5 and 6 of said Kelley Subdivision; thence North and at right angles to the North margin of Clayton Avenue 175 feet; thence Easterly and parallel with the North margin of Clayton Avenue 80 feet; thence Southerly 175 feet to a point in the North margin of Clayton Avenue, the common corner of Lot Nos. 4 and 5 of said Kelley Subdivision, thence Westerly with the North margin of Clayton Avenue 80 feet to the point of beginning.

Being the same property conveyed to Janie Peete Taylor, an unmarried woman, by Warranty Deed from Gregory Head and Fabrienne J. Head, Husband and Wife of record in Instrument No. 20160811-0083513, Register's Office for Davidson County, Tennessee, dated August 5, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Janie Peete Taylor and Janie Peete Taylor Tillery are one in the same person.

Unimproved ( )
This is improved (X) property, known as **840 Clayton Avenue, Nashville, Tennessee 37204-3002**

Witness our hands, this the 27th day of March, 2020.

X Janie Peete Taylor Tillery
JANIE PEETE TAYLOR TILLERY

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 **JANIE PEETE TAYLOR TILLERY** to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the within named individual and that they executed the within instrument for the purposes therein contained, by signing her name in such capacity.

Witness my hand and official seal, this 27th day of March, **2020.**

My Commission Expires: 3/8/2022

Notary Public

JAD A. DUNCAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY