Karen Johnson Davidson County
Batch# 383855 DEEDQC
04/09/2020 11:47:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200409-0037648

This Instrument Prepared By:

John M. McDonald
Evans, Jones & Reynolds, P.C.
710 SunTrust Plaza
401 Commerce Street
Nashville, TN 37219

QUITCLAIM DEED

Address of New Owner:	Send Tax Bill To:	Parcel ID Number:
Shilpa Reddy Carlson, Ttee of Shilpa Reddy Carlson Revocable Trust and and Michael W. Carlson, Ttee of Michael W. Carlson Revocable Trust 210 Wilsonia Avenue Nashville, TN 37205	Shilpa Reddy Carlson, Trustee 210 Wilsonia Avenue Nashville, TN 37205	103-14-079.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of One and No/100 Dollar ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Shilpa R. Carlson** and husband, **Michael W. Carlson**, as Grantors, by these presents do hereby quitclaim and convey unto **Shilpa Reddy Carlson, as Trustee of the Shilpa Reddy Carlson Revocable Trust, Dtd. April 8th, 2020, and Michael W. Carlson, as Trustee of the Carlson Michael W. Carlson Revocable Trust, Dtd. April 8th, 2020**, as Grantees, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described in more detail in Exhibit "A" attached hereto and incorporated by reference.

This conveyance is improved real property known as 210 Wilsonia Avenue, Nashville, Tennessee 37205.

This conveyance is made subject to (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of

record; and (2) any and all applicable governmental and/or zoning regulations.

IN WITNESS WHEREOF we have hereunto set our hands and seals on this 8th day of April, 2020.

SHILPA R. CARLSON

MICHAEL W. CARLSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan N. Joynt, a Notary Public in and for said County, **Shilpa R. Carlson** and **Michael W. Carlson** with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2020.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $0.00.

Shilpa R. Carlson

Subscribed and sworn to before me, this 8th day of April, 202020.

Notary Public

SUSAN N. JOYNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-3-23

EXHIBIT "A"

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 54-1/2 feet front and 40 feet rear of Lot No. 22 and the westerly 120-1/2 feet front and 125 feet rear of Lot No. 23 of Block "E", on the Hillwood Estates, Blocks "A" "B" "C" "D" & "E", of record in Plat Book 1835, Pages 59 and 60, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 22 and 23 front together 175 feet on the northerly side of Wilsonia Avenue and run back 196 feet, more or less, on the easterly line and 195 feet, more or less, on the westerly line to a dead line, measuring 165 feet thereon.

Being the same property conveyed to Shilpa R. Carlson and Michael W. Carlson, wife and husband, by Warranty Deed from Joseph D. Chenger unmarried of record as Instrument No. 20130531-0055163, Register's Office for Davidson County, Tennessee, dated the 29th day of May, 2013.