QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 386803 DEEDQC
04/16/2020 10:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200416-0039827

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/3/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
200 Madison St.
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet McMurtry	New owner	051 11 0 022.00
120 Camerado Lane		
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JANET MCMURTRY, TRUSTEE OF THE LEE IRREVOCABLE TRUST AGREEMENT, U/A/D OCTOBER 20, 1999** ("Grantor"), by these presents does hereby quitclaim and convey unto **JANET MCMURTRY, DEANNA LEE MUTTER, AND LORI LEE AMIS, each with a 1/3 undivided interest** ("Grantees"), their heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Tract One:

BEING Lot No. 104 on the Plan of Oakland Acres, Section 8, which is of record in Book 2854, Page 78, Register's Office, Davidson County, Tennessee, and described as follows:

SAID Lot No. 104 fronts 170.0 feet on the southerly side of Wellington Drive and extends back between lines measuring 201.9 feet on the easterly side and 318.0 feet on the westerly side to a line in the rear measuring 203.8 feet.

INCLUDED in the foregoing description, but expressly excluded therefrom is the property conveyed to Hardcastle Construction Company by deed of record in Book 3223, Page 436, Register's Office, Davidson County, Tennessee, to which deed reference is here made for a more complete description.

Tract Two:

LAND in Davidson County, Tennessee, being a triangular strip, which is part of Lot No. 102 on the map of Oakland Acres, Section 10, which is of record in Book 2900, Page 140, Register's

Office, Davidson County, Tennessee, and described according to a survey thereof made by T. R. Sanford, Surveyor, on March 31, 1961, as follows:

BEGINNING at a concrete monument which is the common rear corner of Lots No. 103 and 104 as shown on the Map of Oakland Acres, Section 8, of record in Book 2854, Page 78, said Register's Office, and Lot No. 102 on the Map of Oakland Acres, Section 10, of record in Book 2900, Page 140, said Register's Office; thence N. 1° 20' E. 25 feet to a concrete monument; thence N. 69° 25' 30" E.90.2 feet to an iron pin; thence S. 56° 20' W. 102.10 feet to the beginning point.

BEING the same property conveyed by Brandon L. Street to Tommy T. Lee and wife, Oneta F. Lee, by deed of record in Book 7760, Page 654, Register's Office, Davidson County, Tennessee, the said Tommy T. Lee having since died.

Being the same property conveyed to Oneta Fay Lee, Trustee, or her successors in trust, under the revocable Lee Living Trust, dated October 20, 1999, and any amendments thereto, by Warranty Deed from Oneta F. Lee, of record in Instrument No. 200001120004370, Register's Office for Davidson County, Tennessee, signed January 4, 2000 and recorded January 12, 2000.

Being improved property also known as 221 Wellington Dr., Madison, Tennessee 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 14th day of April, 2020.

LEE IRREVOCABLE TRUST AGREEMENT, U/A/D OCTOBER 20, 1999

Janet L. McMurtry

JANET MCMURTRY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2020, before me personally appeared Janet McMurtry, Trustee of the Lee Irrevocable Trust Agreement dated October 20, 1999, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.. Witness my hand, at office, this 14th day of April, 2020.

My commission expires: 11/8/22

Notary Public



Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON