THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 034-07-0
PARCEL: 045.00

NEW OWNER'S ADDRESS
David Nesbit
215 Twin Hills Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 402584 DEEDQC
05/19/2020 11:36:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200519-0051825

SEND TAX BILLS TO:
Highlands Residential Mortgage
30 Burton Hills Blvd, Suite 210
Nashville, TN 37215

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration for this transfer being to an individual in which the Grantor is both the Grantor and the Beneficiary, I, David M. Nesbit, Trustee of The Foshay Trust, Grantor, by these presents do hereby quitclaim and convey unto David Nesbit, a single man Grantee, his successors and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 162 on the Plan of Shepherd Hills, Section 3, of record in Book 2900, Page 56, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The Foshay Trust by Warranty Deed dated 03/07/2014 from A. Ann Lyons of record in Instrument Number 20140311-0020321, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 215 Twin Hills Drive, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF I have hereunto set my hand on the 13th day of May, 2020.

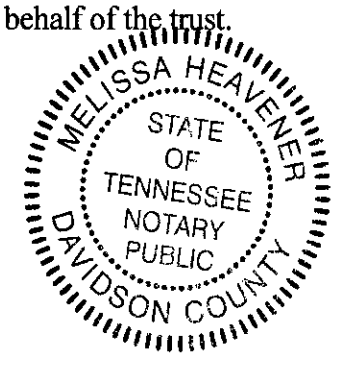
The Foshay Trust
By: David M Nesbit, Trustee
David M. Nesbit, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David M. Foshay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Foshay Trust and is authorized by the trust to execute this instrument on behalf of the trust.

Witness my hand, at office, this 13th day of May, 2020.

Notary Public
My Commission Expires: 7/3/2023



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

Affiant

Sworn and subscribed before me, this the 13th day of May, 2020.

Notary Public
My Commission Expires: 7/3/2023

