Karen Johnson Davidson County
Batch# 411159 DEEDQC
06/08/2020 07:54:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200608-0058300

QUIT CLAIM DEED	State of Tennessee, County of Davidson The actual consideration or value, whichever is greater, for this transfer is $00.00. (TRANSFER FROM RLT) Brenda McClearen Brenda McClearen, Affiant SUBSCRIBED AND SWORN BEFORE ME THIS 14th day of May, 2020. Notary Public: My commission expires: 10-3-2022

NANCY BUSINDA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY John C. Leggett, PC, P.O. Box 275, Calhoun, GA 30703 TN Bar No. 031856 NO OPINION / NO TITLE SEARCH		
Mail to Grantees c/o Brenda McClearen @: 4228 Brush Hill Road, Nashville, TN 37216	Send tax bills to Grantees @: Same address	Map/Parcel ID 83-1-294

THIS INDENTURE, made the 14 day of May in the year 2020, between **BRENDA McCLEAREN as SUCCESSOR TRUSTEE of the ROBERT COLE REVOCABLE LIVING TRUST AGREEMENT DATED 2/22, 2011** as party of the first part, hereinafter called GRANTOR, and **BRENDA McCLEAREN and JAMES HUBBARD,** as parties of the second part, each as to an undivided ½ interest, hereinafter called GRANTEE (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: GRANTOR, for PURSUANT TO THE TERMS OF THE SAID REVOCABLE LIVING TURST AND NOT FOR MONETARY OR OTHER CONSIDERATION, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantees all that certain land situate in Davidson County, State of Tennessee, to wit:

Being improved property known as 1201 Gallatin Road, Nashville, Tennessee, more particularly described as follows: Being the eastern part of Lot No. 1, Lot 2, and the westerly 61' of Lot No. 3 on the Plan of Young Wilhoite's Subdivision of part of the Douglas Property, as of record in Book 332, page 108, Register's Office for Davidson County, also being part of Block "A" in Young Wilhoite's Revised Plan of Douglas Property, as of record in Book 421, page 20, said Register's Office, described as follows:

Beginning at a point in the N margin of Greenwood Avenue 6' E of the original line of the Gallatin Pike as established by said plan, being the SE corner of a strip of ground 6' x 174' conveyed to the City of Nashville by deed of record in Book 1018, page 308, said Davidson County Register's Office; thence northwardly with said 6' x 174' strip 174.0' to the southerly margin of an alley; thence with margin of said alley easterly 234.7' to a point 39' W of the common corner of Lots 3 and 4; thence S 174.19' to the N margin of Greenwood Avenue at a point 39' W of the common corner of Lots 3 and 4; thence with margin of said avenue W 230.0' to the Point of Beginning.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County Register's Office, including but not limited to a perpetual easement granted to the City of Nashville as set out in instrument of record in Book 1018, page 308, said Register's Office, and/or any and all governmental zoning regulations which may pertain to the above-described property.

Being the same lands conveyed to TRUST by Quit Claim Deed dated 3/11/2011, of record in Deed Book _____, page _____, said Davidson County records. For prior title see Warranty Deed of record at Deed Book 9328, page 19, in the Register's Office of Davidson County, Tennessee. Robert Cole having departed this life on _____ in the year 20_____. 20110523-0039469

THE SUCCESSOR TRUSTEE HAS FULL RIGHT TO CONVEY THE PROPERTY HEREIN SET FORTH.

IN WITNESS WHEREOF, GRANTOR has signed and sealed this deed, the day and year first above written.

Brenda McClearen

BRENDA McCLEAREN, Grantor
As Successor Trustee

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 BRENDA McCLEAREN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN, this 14th day of May, 2020.

NANCY BUSINDA
STATE SEAL OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC Nancy Businda
My commission expires: 11-3-2020