Karen Johnson Davidson County
Batch# 411159 DEEDQC
06/08/2020 07:54:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200608-0058301

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 14 day of May, 2020. Notary Public: [illegible] My commission expires: 11-5-2023

NANCY BUSINDA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY SEAL

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 [redacted] 062-09-0-005.00

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 Feb 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 TRUST 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 the 11th Civil District of Davidson County, State of Tennessee, to wit:

Being the southerly part of Lot No. 8 of Block "I" and a 25' strip adjacent to and S of said Lot No.8 as shown on plat of Jackson Park, Section 3, not of record, described together according to a survey made by Z.J. Wilkinson, Surveyor, September 1, 1950, as follows: Beginning on the westerly margin of Brush Hill Road at a point 138' S of the corner of Lots Nos. 7 and 8; thence westwardly 279' to a point in the easterly line of the property conveyed by deed of record at book 1733, page 217, said Davidson County Register's Office, said point being 100' S to the center of Riverwood Drive, now abandoned; thence with the center of said abandoned drive N 39°30'E 210' to the westerly margin of Brush Hill Road; thence with same, northwardly 175' to the Beginning, and also a V-shape part of Lot 8 lying between Brush Hill Road, abandoned, and New Brush Hill Road and also lying immediately North of Riverwood Drive, abandoned.

Subject to any and all easements, covenants and/or restrictions of record, said Davidson County 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 Quitclaim Deed of record at Deed Book 7142, page 659, and Book 6757, page 913, in the Register's Office of Davidson County, Tennessee. Robert G. Cole having departed this life on _____, 20____. @ 20110523-0039470

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

BREND 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
SEAL STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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