Karen Johnson Davidson County
Batch# 412511 DEEDQC
06/09/2020 03:36:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200609-0059287

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, Tennessee 37215** *No title search was performed in preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00. M. Spitzmagle Affiant Subscribed and sworn to before me, this 8th day of June, 2020 Jan Anderson Notary Public My Commission Expires:

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 8, 2022

QUITCLAIM DEED

Address New Owner: Keith W. Merrill, Trustee 2409 Fairfax Ave Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: 104-11-0-082.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Keith W. Merrill, unmarried,** referred to as the ("Grantor") does hereby quitclaim, transfer and convey unto **Keith W. Merrill, Trustee of the Keith W. Merrill Living Trust dated June 21, 2019,** his successors and assigns all of his rights, title and interest in the portion of real property located in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 4 on L.A. Bauman's Plan and more fully described according to a survey by John B. Kohl, Tennessee Registered Land Surveyor No. 100, dated May 22, 1978, as follows:

Beginning at a point on the northerly margin of Fairfax Avenue, formerly Jones Avenue, located eastwardly 500.0 feet from the intersection of the easterly margin of Natchez Trace, formerly 28th Avenue South or Compton Avenue, and the northerly margin of Fairfax Avenue, said point also being the southeasterly corner of the property conveyed to C.H. Newman, et ux, by deed from Bell D. Leech, et ux, of record in Book 1809, page 512, Register's Office for Davidson County, Tennessee; thence with Newman's easterly property line, northwardly 165.0 feet, more or less (shown as 170.0 feet, more or less, on previous conveyances) to a point on the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 50.0 feet, more or less, to a point at the northwesterly corner of the property conveyed to Peter Paris, et ux, by deed from Georgia Ann Spencer and Jean Marie Giles of record in Book 4742, page 929, said Register's Office; thence with Paris' westerly property line, southwardly 165.0 feet feet, more or less, (shown as 170.0 feet, more or less, on previous conveyances) to a point on the northerly margin of Fairfax Avenue; thence with the northerly margin of Fairfax Avenue, westwardly 50.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Keith W. Merrill by Warranty Deed from Gary A. Crew, of record as Instrument No. 20000509-0047072, said Register's Office.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of June, 2020.

Keith W. Merrill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Keith W. Merrill, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8th day of June, 2020.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022