Tax/Map ID & Parcel
101-01-0-131.00 & 104-01-0-132.00

This Instrument Prepared By and return to:
Flynn Law Office, PLLC
320 Seven Springs Way, Suite 150
Brentwood, TN 37027

Information in this document furnished by the parties and relied upon by the preparer of this document.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **James Brantley Connell, Trustee, and Charles Joseph Connell, Trustee, for the Lorene Talbert Connell Living Trust Agreement dated May 10, 2018, ,** do hereby bargain, sell, release, remise, quitclaim and convey unto **James Brantley Connell, Charles Joseph Connell, and Ann Catherine Rogers, children of Lorene Talbert Connell, as tenants in common** all rights, title and interest in and to the following described real estate, to-wit:

Property address: 193 37th Avenue North, Nashville, TN 37209

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

Being Lots Nos. 17, 18 and 19 on the Plan of Westdale Subdivision as of record in Book 547, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 213 feet on the southerly side line and 224 feet on the northerly side line to an alley, measuring 50 feet on said alley.

Said Lot No. 18 fronts 50 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 213 feet on the northerly side line and 202 feet on the southerly side line to an alley, measuring 50 feet on said alley.

Said north part of Lot No. 19 fronts 25 feet on the westerly side of 37th Avenue North, formerly Pilcher Avenue, and runs back 202 feet on the northerly side line and 196.5 feet on the southerly side line to an alley, measuring 25 feet on said alley.

Being the same property conveyed to James Brantley Connell and Charles Joseph Connell, Trustees of the Lorene Talbert Connell Lining Trust dated May 10, 2018 in instrument 20180514-0045763 Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 413844 DEEDQC
06/12/2020 10:40:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200612-0060309

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 4th day of June, 2020.

James Brantley Connell, Trustee

Charles Joseph Connell, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4th day of June, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Brantley Connell, Trustee and Charles Joseph Connell, Trustee,** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described herein and who acknowledged that they are the Trustees for the Lorene Talbert Connell Living Trust Agreement dated May 10, 2018 and further acknowledged that they executed the within instrument for the purposes therein contained, as their free act and deed.

Notary Public

My Commission Expires: 04/27/2024

NANCY A. BEDNOWITZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 4th day of June, 2020.

Notary Public

My Commission Expires: 04/27/2024

NANCY A. BEDNOWITZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Send Tax Bills to Owners:
Attention: James Brantley Connell
8308 Highway 100
Nashville, TN 37221