QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 18 day of June 2020

NOTARY PUBLIC
My Commission Expires: 03/06/2024

LEROY DAVIDSON COUNTY NOTARY PUBLIC TENN. JOHNSTON ELLIS IV LARGE

Karen Johnson Davidson County
Batch# 421663 DEEDQC
06/22/2020 08:43:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200622-0066135

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
DIANNE McEWEN 1203 Coarsey Drive Nashville, TN. 37217	New Owner	107 13 0 / 054.00

IN FURTHER FULFILLMENT OF the James E. McEwen and Delores McEwen Joint Revocable Living Trust, and in consideration of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Dianne McEwen, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **DIANNE MCEWEN, *Trustee* of the James E. McEwen and Delores McEwen Joint Revocable Living Trust, U/A/D Jan. 13, 1995**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

DIANNE McEWEN, Individually, Un-married, the GRANTEE herein, her heirs and assigns all right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County Tennessee, being Lot No. 302 on the Corrected Map of Certain Lots of the Plan of Miro Meadows, Second Addition, as of record in Book 1424, page 124 Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Easterly Margin of Coarsey Drive, the common corner of Lots Nos. 301 and 302; thence with the line between said lots, Easterly 147.5 feet to a point, a corner of Lot No 318; thence with the line between Lots 302 and 318, Northeasterly 18 feet to a point, and continuing with said line between said Lots, Northerly 64.2 feet to a common corner of said Lots; thence Westerly 185.2 feet to a point in the Easterly margin of Coarsey Drive; thence with the margin of said Drive, Southerly 113.2 feet to the beginning.

BEING all the same property conveyed to James E. McEwen and wife Delores McEwen, Trustees of the James E. McEwen and Delores McEwen Joint Revocable Trust by Quit claim Deed from James E. McEwen and wife, Delores M. McEwen dated 01/12/1995 and of record in Book 9573, page 380, Register's Office for Davidson County, Tennessee.

The said James E. McEwen, Trustee, having died 08/08/1999. The said Delores McEwen, Trustee, having died 04/19/2010, leaving Dianne

McEwen as the successor Trustee by virtue of **Paragraph VI** of said Trust. Trust **Amendment I**, dated April 6, 2010, Dianne McEwen, sole surviving child of James & Delores McEwen, was named as the sole beneficiary of all Trust assets.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2020,

This is improved property known as: 1203 Coarsey Drive, Nashville, TN 37217.

Witness my hand this 18 day of JUNE, 2020.

James E. McEwen and Delores McEwen
Joint Revocable Living Trust, U/A/D 01/13/1995

By: Dianne McEwen, Trustee
Dianne McEwen, Trustee

STATE OF TENNESSEE }
COUNTY OF Davidson }

TCA 66-22-108 (a)

Before me, Leroy J. Ellis IV the undersigned, a notary public in the state of Tennessee, personally appeared **Dianne McEwen**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the TRUSTEE of **The James E. McEwen and Delores McEwen Joint Revocable Living Trust u/a/d 01/13/1995**, the within named bargainor, and that she, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of James E. McEwen and Delores McEwen Joint Revocable Living Trust, by herself as such Trustee.

Subscribed and sworn to before me, this the 18th day of June, 2020.

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and custodian of the Electronic version of the attached document tendered for registration herewith and that this is a True and Correct copy of the original Document executed and authenticated according to Law.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ryan Wills the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 1-3-22 +_

RYAN WILLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 3, 2022

This Certificate Prepared by:
Leroy, J. (Johnny) Ellis, IV
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000

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