QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of one dollar ($1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Cynthia D. Trotter, a widow (herein referred to as the GRANTOR), do hereby grant, bargain, sell, and convey unto Dorian Trotter Fowler and Jonathan N. Fowler, a married couple (herein referred to as the GRANTEE), his/her heirs and assigns, all the GRANTOR'S right, title and interest in the following described property situated in the County of Davidson, State of Tennessee, to wit:

Beginning on the Easterly side of Brooklyn Avenue at the northwesterly corner of Lot No. 1 and a corner to lot No. 36, on the above mentioned plan; thence running with the northerly line of lots No. 1 & No. 2 and being the common line of lots No. 36 & 35, S 84 Deg.'s 10' E, 100.0 feet to the northeast corner of lot no. 2 and adjoining lot no. 3 of said plan; thence running with the easterly line of lot no. 2, S 06 Deg's 16'10" W, 140.9' feet to the northerly line of Dennis Drive, formerly known as Constance Avenue on said plan of record: Thence with Dennis Drive N 84 Deg's 10' W, 65.6 feet; thence leaving Dennis Drive and running with the take line as conveyed in Book 10581, Page 270, N 07 Deg's 00'15 E, 6.7 feet: Thence with a return with a radius of 25 feet, an arc of 38.95 feet along a chord bearing of N 38 Deg's 21'50" W, 35.1' feet: Thence leaving said return and running N 06 Deg's 16'10" E, 17.0 feet: Thence N 83 Deg's 43'50" W, 9.8 feet to the easterly side of Brooklyn Avenue: thence with said easterly side of said Avenue N 06 Deg's 16'10" E, 91.9 feet to the point of begging and containing approximately 13,306 Sq. Ft. or 0.30 Acres, more or less. This description being based on the survey by Taylor Land Surveying, LLC, completed in May of 2020.

The above metes and bounds description prepared by Phil Taylor, TN RLS No. 1459, Taylor Land Surveying, LLC, P.O. Box 295, Nolensville, TN 37135, ph.# 615.351.0766.

This is improved real property commonly known as: 2601 Brooklyn Avenue, Nashville, TN 37207. Map 71-2 Parcel 135

This being the same property conveyed to GRANTOR and her late husband, Donald M. Trotter, Sr., by that instrument on file at Deed Book 8052, Page 233, less the property conveyed unto the Metropolitan Government of Nashville and Davidson County, Tennessee, as recorded in Book 10581, Page 270.

This also being the same property described in that Warranty Deed on file at Deed Book 866, Page 63, calling for lots No. 1 & No. 2 on The Plan of John J. Rucker's Subdivision of Lot No. 8-pt 7 and 9, in the Plan of Brooklyn, as of record

Karen Johnson Davidson County
Batch# 429890 DEEDQC
07/01/2020 03:43:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00



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Prepared by: George S. Bell III, Esq.
2028 Branch Oak Trail
Nashville, TN 37214

in Book 332, Page 157, less the aforementioned conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS APPEARING OF RECORD, IF ANY.

Note: For ad valorem tax purposes, the address of the GRANTEE is: 2601 Brooklyn Avenue, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto subscribed her signature on the day set forth below.

Cynthia D. Trotter — 7-1-2020

CYNTHIA D. TROTTER **DATE**

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, a notary public for the State of Tennessee, personally appeared Cynthia D. Trotter and acknowledged that she had authority and that she executed the foregoing Quitclaim Deed for the purposes contained therein.

Witness my hand and official seal at Davidson County, Tennessee 1st day of ~~June,~~ July 2020.

Commission expires: My Commission Expires ~~March 8, 2022~~

Casey Parker

NOTARY PUBLIC

CASCEY PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE COUNTY OF DAVIDSON

By signing below, the undersigned certifies that the actual consideration or value, whichever is greater, provided for this transfer is $-0-.

Cynthia D. Trotter

AFFIANT

Subscribed and sworn to before me this 1st day of ~~June,~~ July 2020.

Commission expires: My Commission Expires March 8, 2022

Casey Parker

NOTARY PUBLIC

CASCEY PARKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Prepared by: George S. Bell at Law
2028 Branch Oak Trail
Nashville, TN 37214