Karen Johnson Davidson County
Batch# 430864 DEEDQC
07/06/2020 11:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200706-0072309

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
James R. Mills, Trustee 3011 Armory Dr., Ste. 190 Nashville, TN 37204	Jack Fleischer 531 Lafayette Street Nashville, TN 37203	Map 133 Parcels 3.04 and 3.05

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JACK D. FLEISCHER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD FLEISCHER**, does hereby transfer, convey, remise, release and quitclaim unto **JAMES R. MILLS, TRUSTEE OF THE GERALD FLEISCHER MARITAL TRUST**, all of his right, title and interest, consisting of an undivided Ten and 6754/10,000 (10.6754%) percent interest, in and to the following described real property in Davidson County, Tennessee, to wit:

SEE EXHIBIT A

This property is known as: 3640 Trousdale Drive, Nashville, TN 37204

WITNESS my hand this the 1st day of July, 2020.

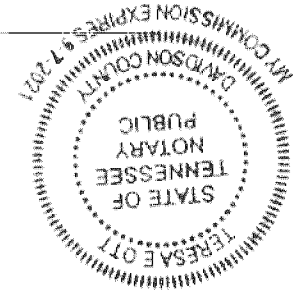
Jack D. Fleischer, Personal Representative of the Estate of Gerald Fleischer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK FLEISCHER, the within named 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 _____. this 1st day of July, 2020.

Teresa E. Ott
Notary Public



My commission expires:
9/7/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

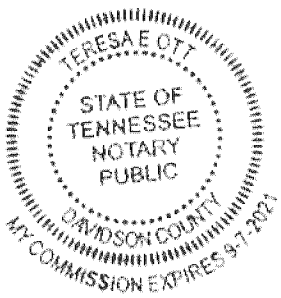
The actual consideration or value, whichever is greater, for this transfer is -$0-.

Jack D. Fleischer
Affiant

Sworn to and subscribed before me,
THIS 1 DAY OF July 2020.

Teresa E. Ott
NOTARY PUBLIC

My Commission Expires: 9/7/21



THIS INSTRUMENT PREPARED BY: Paul F. Soper, Esq.
West End Title & Escrow, LLC
2323 21st Ave., S., Ste. 502
Nashville, TN 37212
(615) 712-6036

EXHIBIT A
LEGAL DESCRIPTION

Tract I (Parcel 3.04)

Land in the 16th Councilmanic District of Nashville, Davidson County, Tennessee, being the southerly portion of the property conveyed to W and L Investments in Book 6224, page 429, Register's Office for Davidson County, Tennessee and more particularly described as follows:

BEGINNING at a concrete monument in the east right of way of Trousdale Drive, the southwest corner of Lot 2 shown on the Resubdivision of Section 2, East Radnor Industrial Subdivision, recorded in Book 4715, page 148 said Register's Office;

Thence leaving Trousdale Drive S 87° 28' 46" E, 450.22 Feet to an iron pin in the west line of the CSX Railroad Property;

Thence, along said west line S2° 29' W, 149.34 feet to a point opposite the north exterior wall of an existing building (now or formerly the Western Auto Supply Company warehouse);

Thence, with the north face of said wall extended N 1° 51' E, 149.41 feet to the Point of Beginning, and containing 1.54 acres, more or less.

Tract II (Parcel 3.05)

Land in Davidson County, Tennessee, being Lot No. 2 on the Resubdivision of Section 2, East Radnor Industrial Subdivision, recorded in Book 4715, page 148 in the Register of Deed's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DORIS FLEISCHER, as to an undivided Ten and 6754/10,000 (10.6754%) percent interest, JACK D. FLEISCHER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALD FLEISCHER, as to an undivided Ten and 6754/10,000 (10.6754%) percent interest, JAMES R. MILLS, SUCCESSOR TRUSTEE OF THE JACK D. FLEISCHER 1996 IRREVOCABLE TRUST, as to an undivided Twenty-Nine and 1543/10,000 (29.1543%) percent interest, and FIVE DOUBLE OUGHT COMPANY, A TENNESSEE CORPORATION, as to an undivided Forty-Nine and 4948/10,000 (49.4948%) percent interest, by deed from W AND L INVESTMENTS, a Tennessee general partnership, of record as Instrument No. 20091217-0114991 said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

