Memphis Title Company
7518 Enterprise Avenue
Germantown, TN 38138
901-759-3900

Return to and Prepared By:
Memphis Title Company
7518 Enterprise Avenue
Germantown, TN 38138
Phone # (901) 759-3900

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Edwin D. Garrison and Nancy E. Garrison, husband and wife ("Grantor"),** for and in consideration of TEN and no/100 ($10.00) DOLLARS, does hereby bargain, sell, remise, release, quit claim and convey unto **Edwin Dale Garrison and Nancy Elizabeth Garrison Trustees of The Garrison Living Trust ("Grantee")** all its interest in and to the following described real estate located in Davidson County, State of Tennessee, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road, being Lot No. 2 of Map A referenced on the first pages of the deed and being more particularly described as follows:

Beginning at an iron pin set in the westerly margin of River Road, said pin being Northerly 269.59 feet along said margin from the corner of George K. McCabe of record in Deed Book 9592, page 628, Register's Office for Davidson County, Tennessee; thence leaving said margin with Lot No. 1, North 73 deg. 33 min. 45 sec. West, 1168.43 feet to an iron pin set; thence South 16 deg. 26 min. 15 sec. West, 195.84 feet to an iron pin set in the northerly line of aforementioned McCabe; thence with said McCabe, North 63 deg. 40 min. 34 sec. West, 354.95 feet to an iron pin set; thence North 59 deg. 38 min. 52 sec. West, 238.75 feet to an existing iron pin; thence North 60 deg. 08 min. 51 sec. West, 68.27 feet to an existing iron pin; thence North 64 deg. 03 min. 57 sec. West 66.41 feet to an existing iron pin; thence North 68 deg. 54 min. 34 sec. West, 44.52 feet to an iron pin; thence leaving McCabe with Lot No. 4, North 19 deg. 22 min. 01 sec. East, 334.13 feet to an iron pin set; thence South 67 deg. 16 min. 15 sec. East, 302.09 feet to an iron pin set; thence South 80 deg. 49 min. 36 sec. East, 151.93 feet to an iron pin set; thence with Lot No 3, South 05 deg. 39 min. 43 sec. West, 242.85 feet to an iron pin set; thence South 73 deg. 33 min. 45 sec. East, 170.35 feet to an iron pin set; thence North 16 deg. 26 min 15 sec. East, 20.00 feet to an iron pin set; thence South 73 deg. 33 min. 45 sec. East, 1218.25 feet to an iron pin set in the westerly margin of River Road; thence with said margin and a curve concave to the east having a central angle of 01 deg. 57 min. 57 sec., a radius of 1457.40 feet and a chord of South 16 deg. 13 min. 30 sec. West, 50.00 feet for an arc length of 50.00 feet to the point of beginning, containing 284.972 square feet or 6.54 acres, more or less, according to a survey made by Crawford Land Surveyors, P.C. dated April 24. 1998.

Being the same property conveyed to Edwin D. Garrison and Nancy E. Garrison, husband and wife by Warranty Deed of record at Instrument No. 20170718-0072094, dated 07/14/2017 and recorded 07/18/2017, in the Register's Office of Davidson County, Tennessee.

THE PREPARER OF THIS INSTRUMENT HAS GIVEN NO TAX OR ESTATE PLANNING ADVICE.

IN TESTIMONY WHEREOF I (We) have executed this instrument this the 17th day of June, 2020.

Edwin D. Garrison

Nancy E. Garrison

Karen Johnson Davidson County
Batch# 433214 DEEDQC
07/08/2020 02:19:32 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200708-0074063

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STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Edwin D. Garrison and Nancy E. Garrison to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained and of his or her own free act and deed.

WITNESS my hand and notarial seal this 19th day of June, 2020.

Notary Public

My Commission Expires: 12/07/2020

SHETEKA YVETTE SLAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and Address of Property Owner:

Property Address:
7402 River Road
Nashville, TN 37209

Person Responsible for Taxes:
Edwin Garrison & Nancy Garrison
7402 River Road
Nashville, TN 37209

Parcel # 0880-000-064.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $10.00.

Edwin O. Garrison
Affiant

Subscribed and sworn to before me this the 19th day of June, 2020

Notary Public

My Commission Expires: 12/09/2020

SHETEKA YVETTE SLAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY