Karen Johnson Davidson County
Batch# 447531 DEEDQC
07/31/2020 08:19:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200731-0084392

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

Charles E Mellor
CHARLES EDWARD MELLOR, AFFIANT

Subscribed and sworn to before me, this 21st day of July 2020.

Shelly Salva
NOTARY PUBLIC
My Commission Expires: 3/7/2023

SHELLY SALVA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
CHARLES EDWARD MELLOR AND LOUISE ANN JAMES, CO-TRUSTEES 2301 A Carter Avenue Nashville, TN 37206	New Owner	Map and Parcel No.: 083-03-2C-001.00-CO

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, Charles Edward Mellor and Louise Ann James, (Collectively as "Grantor") do hereby quitclaim, transfer and convey unto Charles Edward Mellor and Louise Ann James, Co-Trustees of the Mellor-James Joint Revocable Trust, created July 21, 2020 its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 2301 A Carter Avenue, Nashville, TN 37206, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2301A-2301B Carter Avenue, a Horizontal Property Regime of record as Instrument No. 20170522-0050743 and amendment recorded in Instrument No. 20190208-0012069 and being shown on Plat attached thereto

as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is subject to any and all existing easements and restrictions as shown of record not stated herein.

Being the same property conveyed to Charles Mellor (one and the same as Charles Edward Mellor) and Louise James (one and the same as Louise Ann James), husband and wife, from James A. Fineman by Warranty Deed recorded in the Register's Office of said county and state at Instrument No. 20190408-0031436.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21st day of July 2020.

Charles E Mellor
Charles Edward Mellor, Co-Grantor

Louise A. James
Louise Ann James, Co-Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Charles Edward Mellor**, the Co-Grantor, 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 office, this 21st day of July 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/7/2023

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Louise Ann James**, the Co-Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of July 2020.

Shelly Salva
Notary Public

My Commission Expires: 3/7/2023

