Karen Johnson Davidson County
Batch# 449387 DEEDQC
08/04/2020 10:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20200804-0085943

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Josephine Kelley Darwin, Trustee	Regions Bank dba	062 05 0 052.00
Josephine Kelley Darwin Trust	Regions Mortgage	
2337 Pennington Bend Road	2050 Parkway Office Circle	
Nashville, TN 37214	Birmingham, AL 35244	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Josephine Kelley Darwin (the "Grantor"), does hereby quitclaim, transfer and convey all her right, title and interest in and to the following described property to Josephine Kelley Darwin, Trustee, and her successors in trust, of the Josephine Kelley Darwin Trust dated October 26, 2016, as amended (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 56, 57 and the 13.62 feet rear of Lot 58 on the revised and unrecorded Map of Riverview Subdivision made by Blanchard & Parrish, December, 1941, Davidson County, Tennessee, the same being more particular described by a survey prepared by John Kohl, dated March 2, 1976, as follows: Beginning at a point on the Westerly margin of Pennington Bend Road, said point being 2959.1 feet, more or less, from McGavock Pike, thence 179.1 feet more or less on the Southerly margin of said Lot to a point, thence 104.2 feet, more or less, along the Westerly margin of said lot to a point, thence 152.21 feet, more or less, along the Northerly margin of said lot, thence 97.6 feet, more or less, along the Easterly margin of said lot to the point of beginning.

Being the same property conveyed to Josephine K. Darwin, a married woman, by Warranty Deed from Cleland P. Ratcliffe and Suzanne A. Ratcliffe, husband and wife, of record at Instrument No. 20200708-0074007, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 2337 Pennington Bend Road, Nashville, Tennessee 37214.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 30th day of July, 2020.

Josephine Kelley Darwin, Grantor

[Grantor Notary Acknowledgement on Next Page]

Quitclaim Deed – 2337 Pennington Bend Road, Nashville
Grantor Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Josephine Kelley Darwin, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 30th day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

[Additional Pages Follow]

Quitclaim Deed – 2337 Pennington Bend Road, Nashville
Affiant Statement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

Josephine Kelley Darwin, Affiant

[Affiant Notary Acknowledgement on Next Page]

Quitclaim Deed – 2337 Pennington Bend Road, Nashville
Affiant Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

Subscribed and sworn to before me this 30th day of July, 2020.

Notary Public

My Commission Expires: 3/6/24

STACIE L. BEISHUIZEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

947860.1 01112-001

CERTIFICATE OF AUTHENTICITY

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

I, William L. Harbison, 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.

William L. Harbison

[Notary acknowledgement on next page.]

Quitclaim Deed – 2337 Pennington Bend Road, Nashville
Certificate of Authenticity – Notary Acknowledgement

This document is executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee dated April 9, 2020; Executive Order No. 37 by Tennessee Governor Bill Lee dated May 12, 2020; and Executive Order No. 52 by Tennessee Governor Bill Lee dated June 29, 2020.

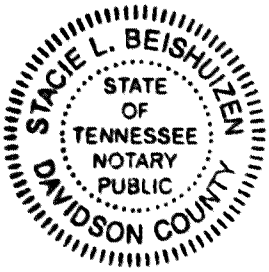
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, William L. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 30th day of July, 2020.

Notary Public

My Commission Expires: 3/6/24



NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE