This Instrument Prepared By and Returned To:	This transfer is hereby exempt from Tennessee real estate recording tax pursuant to Tennessee Code Annotated Section 67-4-409(a)(3) et seq. Absent such exemption, I hereby swear or affirm that the actual consideration for this transfer, or the value of the below-described real estate, whichever is greater, is ZERO United States Dollars ($-0-).
Springdale Title, LLC 351 Radio Park Drive Suite 102 Richmond, KY 37922	Affiant
After Recording Return To The Above.	Sworn to and subscribed before me this 28 day of July, 2020. Notary Public My Commission Expires 9-25-2021

Karen Johnson Davidson County
Batch# 450877 DEEDQC
08/05/2020 11:06:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200805-0086792

Quitclaim Deed

JACQUELINE M. DAUGHERTY
Notary Public-State at Large
KENTUCKY - Notary ID # 587543
My Commission Expires 09-25-2021

THIS INDENTURE, made this 22nd day of July, 2020, among:

DOUGLAS IRWIN, A MARRIED MAN

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantor**")

AND

EMMA IRWIN, A SINGLE WOMAN

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**")

WITNESSETH:

THAT, the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars ($10.00), in hand paid, and other good and valuable consideration bargained for, the receipt and sufficiency of which is hereby acknowledged, does by these presents release, transfer, convey and QUITCLAIM unto Grantee all of Grantor's right, title and interest in the following described property (hereinafter referred to as the "Premises"):

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made February, 19, 1940, by z. J. Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of the Lebanon Pike, which point is North 18 degrees East 178 feet from the Northeast corner of the Barton Land; thence North 66 degrees West 425 feet to a point in a fence line; thence North 25 degrees East along the fence 184.7 feet to a point; thence South 66 degrees East 415 feet along a fence to the center line of the Lebanon Pike; thence with the center line of the same South 22 degrees West 185 feet to the point of beginning.

Being the same property conveyed to Rockne Porter and wife, Kazuko K. Porter by Warranty deed from C. Eldon Wright, Sr., an unmarried widower of record in Book 9370, page 257, Register's Office for Davidson County, Tennessee, dated June 3, 1994 and recorded on June 7, 1994.

Being the same property conveyed to Emma Irwin, a single woman and Douglas Irwin, a married man by Warranty deed from Doug Irwin, Executor of the Estate of Rockne Porter of record in Instrument No. 20190628-0063275 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on June 28, 2019. Being also known as 3056 Lebanon Pike Nashville, Tennessee 37214.

GRANTOR DOUGLAS IRWIN HEREBY MAKES OATH THAT THE PROPERTY HAS NOT BEEN USED BY HIMSELF OR HIS SPOUSE AS A PRIMARAY RESIDENCE.

The grantor herein states that the above described property is not and has not even been used by them their spouses or dependents as a principal place of residence as set out in TCA 26-2-301.

TOGETHER WITH all the estate, right, title and interest of Grantor, with all hereditaments and appurtenances deriving from or appertaining to the Grantor and/or the Premises; including the release by Grantor of all claims to Homestead and Dower therein.

AND SUBJECT TO all matters that benefit and burden the Premises, whether or not evidenced by an instrument filed for record with the applicable Register's Office including, without limitation, matters that would be disclosed by a current and accurate survey of the Premises. By acceptance hereof, Grantee accepts the Premises, as it is and where it is and without recourse to or warranty from the Grantor.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

THE SOURCE of the above description is the same as the previous deed of record, no boundary survey having been made at the time of the conveyance.

THE PREPARER of this deed makes no representation as to the status of the title to the Premises. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

DOUGLAS IRWIN

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **DOUGLAS IRWIN, A MARRIED MAN**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of July, 2020.

Tammy Mendez Rios
Notary Public
My Commission Expires: 7/9/2022

Owner Name & Property Address:

Emma Irwin, a single woman
3056 Lebanon Pike
Nashville, TN 37214

Tax ID: 085-11-0-100.00

Responsible Party For Taxes:

Same

TAMMY MENDEZ RIOS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022