Karen Johnson Davidson County
Batch# 475184 DEEDQC
09/14/2020 11:58:38 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200914-0104518

This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, S.
Nashville, Tennessee 37212

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
Florence R. Lindseth, et al. c/o Equitable Trust Company, Agent One Belle Meade Place 4400 Harding Road Suite 310 Nashville, Tennessee 37205	-same-	092-04-0-336 092-12-0-365 092-12-0-438

SUCCESSOR TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EQUITABLE TRUST COMPANY, a Tennessee corporation, as Successor Trustee under the Will of J. Morgan Wilkerson, Jr., also known as J. M. Wilkerson, Jr., deceased (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer:

- to FLORENCE R. LINDSETH, her heirs, assigns and successors forever, a fifty percent (50%) undivided interest as a tenant-in-common; and

- to GEORGE V. CRAWFORD III, his heirs, assigns and successors forever, a twenty-five percent (25%) undivided interest as a tenant-in-common, and

- to ELLEN D. CRAWFORD TRUE, her heirs, assigns and successors forever, a twenty-five percent (25%) undivided interest as a tenant-in-common

in the following described real estate situated in Davidson County, Tennessee, to wit:

Tract 1: 700 12th Avenue, N., Nashville, Tennessee
Map 092-04-0, Parcel 336

Land in Davidson County, Tennessee, being the lot of land in North Nashville, marked "Swan" on the plan of the unsold lots of Samuel Watkins, deceased, as of record in Book No. 57, page 13, in the Register's Office for said Davidson County, Tennessee, described according to said plan, as follows:

Beginning at the northeast corner of 12th Avenue North, formerly Clay Street, and Clinton Street; thence with the northerly margin of Clinton Street easterly two hundred twenty-three (223) feet to the southwest corner of Lot No. 100 on said plan; thence northerly parallel with said 12th Avenue North, two hundred and two (202) feet to the southerly margin of Harrison Street, formerly Washington Street; thence with the southerly margin of said Harrison Street westerly two hundred and twenty-three (223) feet to the easterly margin of 12th Avenue North; thence with the easterly margin of 12th Avenue North southerly two hundred and two (202) feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED THEREFROM, IS ANY PORTION OF SAID TRACT LYING WITHIN THE BOUNDS OF INTERSTATE 40.

Tract 2: 1517 Church Street, Nashville, Tennessee
Map 092-12-0, Parcel 365

Land in Davidson County, Tennessee, described as follows, to wit: Being the westerly 47 feet of Lot No. 6 and the easterly 39 feet of Lot No. 7, in Boyd's Home Tract. Said parts of Lots Nos. 6 & 7 adjoin and front together 86 feet on the south side of Church Street, and run back between parallel lines 180 feet to an alley in the rear.

and

Land in Davidson County, Tennessee, described as follows, to wit: Being the western 45 feet of Lot No. 5 and the eastern 2 ½ feet of Lot No. 6 of Boyd's Home Tract, a plan of which is of record in Book No. 21, page 39, Register's Office of Davidson County, Tennessee. Said parts of Lots 5 and 6 front together 47 ½ feet on the southerly side of Church Street and run back between parallel lines 180 feet to an alley.

Tract 3: 1510 Hayes Street, Nashville, Tennessee
Map 092-12-0, Parcel 438

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of John Boyd Home Tract, as of record in Book 21, page 39, Register's Office, Davidson County, Tennessee. Said Lot No. 20 fronts 50 feet on the northerly side of Hayes Street and runs back between parallel lines 180 feet to an alley.

THE FOREGOING Tracts 1, 2 and 3 being part of the property conveyed to the Grantor by deed of record as Instrument No. 20030520-0068402, Register's Office for Davidson County, Tennessee.

THE TRACTS identified above as 700 12th Avenue, N. (Tracts 1) and 1510 Hayes Street (Tract 3) are unimproved property. The tract identified above as 1517 Church Street (Tract 2) is improved property.

THE SUBJECT property is subject to any unpaid property taxes, zoning restrictions generally and any other matters affecting it.

THIS CONVEYANCE is made on the occasion of the termination of the trust under the Will of J. Morgan Wilkerson, Jr. for which Equitable Trust Company serves as successor Trustee, and the distribution of said trust's assets to the persons entitled to same.

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

IN WITNESS WHEREOF, the undersigned Grantor, acting through its duly authorized representative, has made this instrument on this the 20th day of August, 2020, to be effective as of the 4th day of September, 2019.

Equitable Trust Company,
Successor Trustee under the
Will of J. Morgan Wilkerson, Jr.,
also known as J. M. Wilkerson,
Jr., deceased

By: David Simmons
Title: Partner & Trust Advisor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Lisa Paul, a Notary Public of said County and State, personally appeared David Simcox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Trust Advisor of Equitable Trust Company, Successor Trustee under the Will of J. Morgan Wilkerson, Jr., also known as J. M. Wilkerson, Jr., deceased, the within named bargainor, a Tennessee corporation, and that David Simcox as such Trust Advisor, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Trust Advisor.

Witness my hand and seal, at my office in Nashville, Tennessee, this the 20th day of August, 2020.

Lisa Paul
NOTARY PUBLIC

My commission expires:

1.3.22

LISA PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Affiant

Sworn to and subscribed before me, this the 20th day of August, 2020.

Lisa Paul
NOTARY PUBLIC

LISA PAUL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 1.3.22