STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2020

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Elkins, Trustee	NEW OWNER	106-03-0-022.00
(NAME) 5122 Herschel Spears Circle		
(ADDRESS) Brentwood, TN 37027	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

STEPHEN D. ELKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN D. ELKINS, TRUSTEE OF THE STEPHEN D. ELKINS REVOCABLE LIVING TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐
This is improved ☒ property, known as 1445 Elm Hill Pike, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness this 15 day of April 2020

Stephen D. Elkins

Karen Johnson Davidson County
Batch# 483101 DEEDQC
09/25/2020 09:06:33 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200925-0110367

STATE OF TENNESSEE
COUNTY OF WILLIAMSON_____

On this 15 day of April 2020, before me personally appeared Stephen D. Elkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and official seal this 15 day of April 2020

Notary Public

My Commission expires: 11/14/21



Exhibit A

Tract 1:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Edward Trabue Lands, as of record in Minute Book I, page 190, of the United States Circuit Court at Nashville, Tennessee, and being a 0.041 triangular shaped parcel described according to a survey of a Ragan-Smith-Murphy & Associates, September 4, 1985, revised May 21, 1986, Job No. 85-105, as follows:

Beginning at a point in the West right-of-way of Spence Lane, approximately 100 +/.feet South of the center line of Elm Hill Pike and being the corner of the Jamie H. Lewis, thence South with the right-of-way of Spence Lane, following a curve to the left, having a radius of 7 deg. 53' 07", a radius of 581.24 feet, a tangent of 40.06 feet, a chord of 79.93 feet, a chord bearing of South 14 deg. 13' 42" East a length of 79.99 feet to a point; thence leaving the right-of-way, South 88 deg. 01' 46" West 48.04 feet to a corner of the Jamie H. Lewis tract; thence North 19 deg. 43' 07" East 84.06 feet with the Lewis East property line to the right-of-way of Spence Lane and being the point of beginning containing 1,803 square feet or 0.041 acre.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Trabue Lands, as of record in Minute Book I, pages 190 and 191, in the United States Circuit Court at Nashville, Tennessee, described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike, said point being the northeast corner of Lot No. 2 on the Plan of a resubdivision of part of Lot No. 6 on the Plan of the Edward Trabue Property, of record in Book 4660, page 88, Register's Office for Davidson County, Tennessee, thence southwardly along the easterly line of said Lot No. 2, a distance of 150 feet to a point in said line; thence leaving said line along the northerly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from Jamie Harding Lewis, et al., of record in Book 5728, page 399, Register's Office for Davidson County, Tennessee, North 88 deg. 00' 32" East 121.88 feet to a point, in the easterly line of the property conveyed to Robert J. Baltz, Jr., et al, by deed from R. O. Rollins, Sr., et ux, of record in Book 4241, page 719, Register's Office for Davidson County, Tennessee; thence northwardly along the westerly line of the aforesaid Baltz, et al., tract, a distance of 82 feet, more or less, to a point in the westerly margin of Spence Lane; thence Northwardly along the westerly margin of Spence Lane, 30.45 feet, more or less, to a point the beginning of a curve to the left; thence northwestwardly around said curve, 37.23 feet to a point, in the southerly margin of Elm Hill Pike; thence westwardly along the southerly margin of Elm Hill Pike, 56.96 feet, more or less, to the point of beginning.

Being the same property conveyed to Stephen D. Elkins by Special Warranty Deed from Michael's Auto Sales, LLC of record in Instrument No. 20180917-0091999, Register's Office for Davidson County, Tennessee.