Karen Johnson Davidson County
Batch# 483169 DEEDQC
09/25/2020 10:25:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200925-0110470

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

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

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2021

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ian K. Wailes and Margaret E. Wailes 6131 Robin Hill Road Nashville, TN 37205	New Owner	115 16 0 036.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Ian K. Wailes and Margaret E. Wailes, Trustees of the Wailes Living Trust dated April 9, 2018** ("Grantor") do hereby quitclaim, transfer and convey to **Ian K. Wailes and wife, Margaret E. Wailes**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of West Meade Farms Inc., Section "B" of record in Book 1835, Page 7, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot 19 fronts 165 feet on the Southeasterly side of Robin Hill Road and runs back between lines 315.7 feet on the Northeasterly line and 308 feet on the Southwesterly line to a dead line in the rear which is a broken line and measures 191.7 feet thereon.

Being the same property conveyed to Ian K. Wailes and Margaret E. Wailes, Trustees of the Wailes Living Trust dated April 9, 2018, by Quitclaim Deed from Circle 7 Investments LLC, a Tennessee limited liability company, of record in Instrument No. 20200227-0021853, in the Register's Office of Davidson County, Tennessee, dated February 21, 2020 and recorded on February 27, 2020 and Affidavit recorded in Instrument No. 20200304-0023862.

This is improved property known as: 6131 Robin Hill Road, Nashville, Tennessee 37205.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2020.

Ian K. Wailes, Trustee

Margaret E. Wailes, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian K. Wailes and Margaret E. Wailes, with whom I am personally acquainted, and who acknowledged that they are the Trustees of the Trust referenced herein and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 24th day of September, 2020.

Notary Public

My Commission Expires:

