THIS INSTRUMENT PREPARED BY:
ELDER LAW OF NASHVILLE PLC
4525 Harding Pike, Suite 200
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Cheryl S. Tatum Rosalind Jones

AFFIANTS, Rosalind Jones, Trustee and Cherly Tatum, Trustee

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16TH DAY OF October, 2020.

Shannon Lashlee

SHANNON LASHLEE

My Commission expires: 10/2/23

SHANNON LASHLEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Rosalind S. Jones TRUSTEE & Cherly S. Tatum TRUSTEE 2405 Batavia Street Nashville, TN 37208	**Rosalind S. Jones TRUSTEE & Cherly S. Tatum TRUSTEE 2405 Batavia Street Nashville, TN 37208**	**92-7204**

Quitclaim Deed

THIS INSTRUMENT, made and entered into this 16th day of OCTOBER, 2020, by and between **Rosalind S. Jones** and **Cherly S. Tatum, TRUSTEES** of the Sharpe Family Trust dated August 24, 2016, exercising the full power and authority vested in them, residents of Nashville, Davidson County, Tennessee (Grantors), and **Rosalind S. Jones** and **Cherly S. Tatum**, indivudally as beneficiaries of Sharpe Family Trust dated August 24, 2016, residents of Nashville, Davidson County, Tennessee (Grantees).

FOR AND IN CONSIDERATION of the sum of **Ten Dollars** ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantors do hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantees, as tenants in common with a right of survivorship, fifty perscent (50%) to each of Grantors's right, title, and interest in and to the following described real estate having an address of 2405 Batavia Street, Nashville, Tennessee 37208:

> LAND in Davidson county, Tennessee, being Lot No. 19 on the Plan of G.W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as of record in Book 57, Page 59, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 19 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street and runs back between parallel lines 110 feet to an alley.

The above-described property is improved property.

SOURCE of Grantors's interest is a deed with instrument number 20160829-0090354 recorded at Register's Office of Davidson County, Tennessee on August 29, 2016.

It is the intent of the parties to create a right of survivorship between them.

Karen Johnson Davidson County
Batch# 501287 DEEDQC
10/23/2020 03:22:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201023-0123420

This conveyance is made subject to all easements and/or restrictions either recorded or by prescription that a complete title search may reveal.

Notwithstanding anything to the contrary contained in this deed, it is understood and agreed that the property is being conveyed without any representation or warranty of any kind by Grantors except as expressly set forth herein. Grantors have not made and do not hereby make (except as expressly set forth herein) any representations or warranties of any kind or character whatsoever, express or implied, with respect to the property, its condition (environmental or otherwise), uses or fitness for any particular purpose, and Grantors hereby disclaim and renounce any such representation or warranty and by Grantees accepting the property, Grantors are forever discharged therefrom.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, witness my hand this 16th day of OCTOBER, 2020.

Rosalind S. Jones, Trustee
Rosalind S. Jones, TRUSTEE

Cheryl S. Tatum, Trustee
Cherly S. Tatum, TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

On this 16TH day of OCTOBER, 2020, before me, the undersigned, a Notary Public in and for the state, personally appeared **Rosalind S. Jones TRUSTEE** and **Cherly S. Tatum TRUSTEE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument.

Witness my hand and official seal.

[Seal]

SHANNON LASHLEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shannon Lashlee
SHANNON LASHLEE
My commission expires: 10/2/23