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

Karen Johnson Davidson County
Batch# 506415 DEEDQC
11/02/2020 08:58:53 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201102-0127497

Name and Address of New Owners:	Send Tax Bills to:	Property Identification
Ronald L. Milsap and Frances Joyce Milsap, Trustees of the Milsap Trust dated 10/20/20 P. O. Box 40665 Nashville, TN 37204	-same-	Map 132 Group 10-0 Parcel 43.00

QUIT-CLAIM 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, FRANCES J. MILSAP (the "Grantor") has this day bargained and sold, and does hereby convey, quitclaim and transfer to RONALD L. MILSAP and FRANCES J. MILSAP, TRUSTEES of the MILSAP TRUST dated October 20, 2020 (the "Grantee"), their successors and assigns forever, all the Grantor's interest in certain real estate situated in Davidson County, Tennessee, described more fully as follows:

TRACT NO. 1:

Being Lots Nos. 21 and 22 on the Map of Glen Leven Property of John Thompson, as of record in Plan Book 2, page 161, Chancery Court at Nashville, described together as follows:

Beginning at a point on the westerly margin of Nashville-Franklin Interurban Railway right of way, being west of the Franklin Pike and 1319-6/12 feet southerly from A. M. Hagan's southeast corner and being the corner of Lots 20 and 21 on said plan; thence with the westerly margin of said right of way, South 7 deg. 35' East, 692-6/12 feet to an iron in the original west line of the Franklin Pike or Road; thence south 2 deg. 45' West 371 feet to a point

in the center of Curtiswood Road (Glen Leven Road); thence with the centerline of Curtiswood Road in a northwesterly direction 999-6/12 feet on the corner of Lot No. 16 on said Plan; thence North 46 deg. 30' East 370 feet to the corner of Lots 16, 20 and 21 on said Plan; thence North 82 deg. 30' East 262 feet to the beginning, containing 6-9/10 acres, more or less.

TRACT NO. 2:

Being a certain lot or parcel of land formerly occupied and used by the Nashville-Franklin Railway Company, as a right of way line immediately East and along the East margin of Lots 21 and 22 and between said lots and the Franklin Pike, described as follows:

Beginning at a point on the west margin of the right of way, being west of Franklin Road and 1319-6/12 feet south of A. M. Hagan's southeast corner; running thence S 7 deg. 35' East 692-6/12 feet to a point; thence easterly at right angles 30 feet, thence northerly parallel and 30 feet easterly from the west margin or line of said right of way 692-6/12 feet; thence at right angles westerly, 30 feet to the beginning, containing .47 acres, more or less.

Tract No. 1 and Tract No. 2 being all the property conveyed to the Grantor by deed of record as Instrument No. 20080905-0091290, in the Register's Office for Davidson County, Tennessee.

THIS IS improved property known generally as 806 N. Curtiswood Lane, Nashville, Tennessee 37204.

THIS PROPERTY is subject to current year's taxes (a lien but not yet due and payable) and such other matters affecting it as may appear of record.

RONALD L. MILSAP, the husband of the Grantor, joins in this conveyance for the sole purpose of transferring, relinquishing and delivering to the Grantee any and all interests he may have in the subject property, including without limitation all rights and interests he may have by virtue of being married to the Grantor.

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, and her husband, has made this instrument, on this the 20th day of October, 2020.

FRANCES J. MILSAP

RONALD L. MILSAP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 20th day of October, 2020, before me personally appeared FRANCES J. MILSAP and RONALD L. MILSAP, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal at office in Nashville, Tennessee, this the same day and date first written above.

Dawn E. Wright
NOTARY PUBLIC

DAWN E WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

My commission expires:

07/02/2024

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 October, 2020.

NOTARY PUBLIC

DAWN E WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

My commission expires:

07/02/2024