Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Donald Scott Denbo, Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020 202 Mockingbird Road Nashville, TN 37205	**Map/Parcel 103-12-164.01**	**Donald Scott Denbo, Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020 202 Mockingbird Road Nashville, TN 37205**
This instrument prepared by: Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Donald S. Denbo, Jr.** the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **Donald Scott Denbo, Jr., as Trustee of the Donald Scott Denbo, Jr. Revocable Trust dated November 17, 2020** (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **202 Mockingbird Road, Nashville, Tennessee 37205.**

Karen Johnson Davidson County
Batch# 519617 DEEDQC
11/20/2020 03:11:31 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201120-0137012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 17th day of NOVEMBER, 2020.

CELESTE TORGERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/7/23

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 17th day of November, 2020.

Donald S. Denbo, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald S. Denbo, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 17 day of November, 2020.

Notary Public

My Commission Expires:
11/6/2021

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot no. 3 and the northerly part of Lot No. 2, Black "D", Cherokee Park, Section I, of record in Book 547, Pages 169 and 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Donald S. Denbo, Jr. and Erin Green Denbo, and husband and wife by Warranty Deed dated June 3, 2013, from David S. LaMar and wife, Priscilla Record LaMar, of record as Instrument Number 20130603-0055461, in the Register's Office for Davidson County, Tennessee, Erin Green Denbo having since died on August 10, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record.