Name and Address of New Owner:
Willie Greer, Trustee of the
Lillian L. Harding Revocable Trust

Karen Johnson Davidson County
Batch# 537123 DEEDQC
12/17/2020 12:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201217-0149497

Send Tax Bills To:
Willie Greer
6739 Laurel Brook Dr.
Riverside, CA 92506

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

TAX PARCEL ID No.: 105-13-190, 105-09-329, 69-03-104, 118-02-142

QUITCLAIM 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 legal sufficiency of which are hereby irrevocably acknowledged, **Willie Greer, Sucessor Trustee of the Lillian L. Harding Revocable Living Trust dated June 14, 2006,** "the Grantor," convey and quitclaim unto **Willie Greer, Trustee of the Lillian L. Harding Amended and Restated Revocable Trust Agreement dated October 1, 2012,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The real property located at 1100 Lawrence Avenue and 2115 11th Avenue South (duplex, Nashville, Tenneesee, more fully described as follows:

Land in Davidson County Tennessee being the East of Lot No. four (4) on the Plan of the McAlister property; as of record in Book 421 Page 10, Registers Office for said county described as follows:

BEGINNING on the northwest corner of Lawrence Avenue and 11th Avenue South formerly Bertie Avenue, said corner being 50 feet East of Walter C. McAlister's southeast corner and being also the southeast corner of said Lot No. four (4) thence westwardly along the Northerly margin of Lawrence Avenue 50 feet to a point, thence northwardly at right angles 150 feet to a proposed alley thence eastwardly along the South margin of said alley 50 feet to the westerly margin of 11th Avenue South thence with said Avenue southwardly 150 feet to the BEGINNING.

Being the same property conveyed to Lillian Harding by a deed from William M. Colson and wife Katherine L. Colson, of record in Book 4796 Page 264 Registers Office for Davidson County.

The real property located at 1018 Acklen Avenue and Nashville Tennessee, more fully described as follows:

Land in Davidson County Tennessee being Lot No. 47 on the map of A.V. Jones Subdivision of Blocks 2, 46, 8, 12, 14, 20 of Jones Dudley's Addition of record in Book 57, Page 147, Registers Office for said County.

Said Lot No. 47 fronts 50 feet on the northerly side of Acklen Avenue formerly Prospect Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas A Harding, and wife Lillian L Harding by installment deed from R. L Eves, unmarried of record in Book 2813, Page 337 Registers Office for Davidson County Tennessee.

The real property located at 4312 Drakewood Lane, Nashville, Tennessee more, fully described as follows:

Land in Davidson County, being lot No. 51, on the plan of Enchanted Hills, Section I; as of record in Book 3300, Page 96, Registers office for said county.

Said Lot No. 51 fronts 102.0 feet on the Easterly side of Drake Wood Lane and extends back between lines 167.35 feet on the Northerly side and 17684 feet on the Southerly line to a dead line in the rear on which it measures 51.36 and 51.3 feet thereon.

Being the same property conveyed to Thomas Harding and wife, Lillian L. Harding by deed from N.H. Barker and H. H. Chitwood of Record in Book 3498 Page 376 Registers Office of Davidson County, Tennessee.

Being the same property conveyed to Grantor by Final Decree of Divorce date recorded in Book 9844 Page 538 in the Office of the Register of Deeds of Davidson County, Tennessee.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15 day of December, 2020.

Willie Greer Sucessor (SEAL)
Willie Greer Sucessor Trustee of the Lillian L. Harding Revocable Living Trust
Trustee of the Lillian L Harding Revocable Living Trust

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Willie Greer, Sucessor Trustee of the Lillian L. Harding Revocable Living Trust**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 15 day of December, 2020.

Regina V Sullo
Notary Public
My commission expires: 11.8.22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15 day of December, 2020.

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

Regina V Sullo
Notary Public
My commission expires: 11.8.22

True Copy Certification

I, John A Bell Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Deliana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELIANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY