Karen Johnson Davidson County
Batch# 537158 DEEDQC
12/17/2020 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201217-0149537

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is S--NONE--. Shane Scott Horton, Trustee, Affiant Subscribed and sworn to before me, this 15th day of December, 2020. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Shane Scott Horton and/or Trin Blakely Cohn, Trustees 310 Chapel Avenue Nashville, TN 37206	SAME	083-02-0-293.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 are hereby acknowledged, **Shane Scott Horton and wife, Trin Blakely Cohn**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership

interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Shane Scott Horton and/or Trin Blakely Cohn, Trustees of the Trin Cohn & Shane Horton Living Trust, established by the Revocable Trust Agreement of Shane Scott Horton and Trin Blakely Cohn dated December 15, 2020**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 15th day of December, 2020.

Shane Scott Horton

Trin Blakely Cohn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shane Scott Horton and Trin Blakely Cohn, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of December, 2020.

My Commission Expires:

ALICIA M. CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 3 on the Map showing Thompson Bond's Subdivision of the North part of Lot No. 6 on the Plan of Brownsville, of record in Book 547, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 83.5 feet on the easterly side of Chapel Avenue and runs back 267.0 feet on the southerly line and 295.3 feet on the northerly line to an alley, and shows 78.0 feet thereon.

Being the same property conveyed to Shane Horton and Trin Cohn, joint tenants with right of survivorship, by deed from Shane Horton, of record in Instrument No. 20070102-0000306, Register's office for Davidson County, Tennessee.

Subject to any and all restrictions and easements of record.

Shane Horton and Shane Scott Horton are one and the same person.

This is improved property known as 310 Chapel Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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.

Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Alice M. Bohannon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

