Karen Johnson Davidson County
Batch# 544674 DEEDQC
01/04/2021 02:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210104-0000744

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Dec, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

W-SB-QCD-20-0

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Feller Brown, Trustee of the Feller Brown Living Trust	**New Owner**	
(NAME) **516 Keeton Avenue,**	(NAME)	**04300027400**
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATALIE B. DILLARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FELLER BROWN, TRUSTEE OF THE FELLER BROWN LIVING TRUST** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the Fourth (4th) Civil District of Davidson County, Tennessee, State of Tennessee, described as follows:

Beginning at apoint in the westerly margin of Keaton Avenue at the northeastern corner of the Myers E. Brown property described in Book 5402, Page 974, Register's Office for Davidson County, Tennessee; thence S 47 deg. 17' E. a distance of 100 feet along the westerly margin of Keaton Avenue to a point; thence S 56 deg. 45' W a distance of 900 feet to a point; thence N 47 deg. 17' W a distance of 100 to a point; thence N 56 deg. 45' E a distance of 900 feet to a point in the westerly margin of Keaton Avenue, being the point of beginning and containing 2.00 acres, more or less.

Being the same property conveyed to Natalie B. Dillard by Quitclaim Deed from Myers E. Brown of record in Instrument No. 20101015-0082773, Register's Office for Davidson County, Tennessee, dated October 13, 2010 and recorded on October 15, 2010.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **0 Keeton Avenue, Old Hickory, Tennessee 37138**.

Witness my/our hand(s) this the 31 day of December 2020.

Natalie B. Dillard

Natalie B. Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE B. DILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31ST day of December, 2020.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY