Karen Johnson Davidson County
Batch# 547649 DEEDQC
01/05/2021 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0002015

Prepared by:
Gordon Law Group, PLC
Suite 505
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Affiant

Subscribed and sworn to before me, this 4th day of January, 2021

Notary Public

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Address of New Owner:	Send Tax Bills to:	Map & Parcel No.
Kirsten Michaelson 1104 Caldwell Avenue Nashville, Tennessee 37204	New owner	105-09-0-215.00

QUITCLAIM DEED

For and in consideration of the sum of One Dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **VICTOR C. BARTLEY**, Trustee of the **SIXTY FOUR INVESTMENTS TRUST** dated July 6, 2018 , hereinafter referred to as Grantor, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto the said **KIRSTEN MICHAELSON**, to hold fee simple ("Grantee"), the entire right, title, and interest in and to the following real property, located in Davidson County, State of Tennessee to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of A. B. Hill's Subdivision of the Plant Lands of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9 fronts 50 feet on the Northerly margin of Caldwell Avenue and extends back between parallel lines a distance of 159 feet to a 15 foot alley.

Being the same property conveyed to Victor C. Bartley, Trustee of the Sixty Four Investments Trust, Dated July 6, 2018, by Quitclaim Deed from Victor C. Bartley, dated July 6, 2018, recorded July 13, 2018, of record in Instrument No. 20180713-0068438, the Register's Office of Davidson County, Tennessee.

This is IMPROVED PROPERTY known as 1104 Caldwell Avenue, Nashville, Tennessee 37204. This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any

gender shall be applicable to all genders.

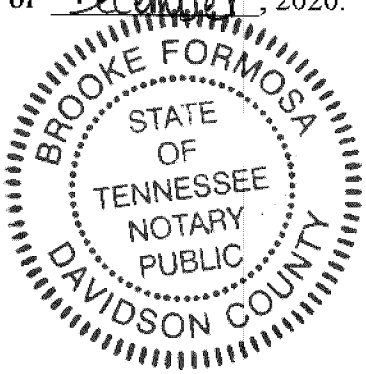
IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31 day of December, 2020.

VICTOR BARTLEY, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **VICTOR BARTLEY, TRUSTEE** the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 31 day of December, 2020.



Brooke Formosa
Notary Public
Expires 09/06/2022

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022