Karen Johnson Davidson County
Batch# 552849 DEEDQC
01/12/2021 12:03:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20210112-0005377

THIS INSTRUMENT PREPARED BY:

Jennifer J. McEwen
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 1700
Birmingham, AL 35203

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

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 23rd day of October, 2020.

Notary Public
My Commission Expires: _____

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map-Parcel Number(s):
John W. Minor, IV 720 Masonic Ave San Francisco, CA 94117	John W. Minor, IV 720 Masonic Ave San Francisco, CA 94117	083-09-0 266.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Emeline G. Minor**, the wife of John W. Minor, IV (collectively, the "**Grantor**"), does hereby quitclaim, transfer and convey unto **John W. Minor, IV** ("**Grantee**"), his successors, heirs, and assigns, all of the Grantor's right, title and interest that Grantor may hold, if any, in and to that certain improved real property located in Davidson County, Tennessee, as more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This Property is known as: 104 S. 14th Street, Nashville, TN 37206.

The Property is conveyed expressly subject to all limitations, restrictions and encumbrances of record in Davidson County Register of Deeds Office and affecting the property described herein.

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IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed to be effective for all purposes as of the 23 day of October, 2020.

GRANTOR:

Emeline G. Minor

STATE OF California

COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Emeline G. Minor, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2020.

Notary Public

My Commission Expires: 5/18/2021

MATT G. MILLER
Comm. #2197648-Mfr. #NNA1
NOTARY PUBLIC
CALIFORNIA
San Francisco County
My Comm. Exp. May 18, 2021

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lot No. 14, on the Plan of Spring Park Subdivision, of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John W. Minor, IV and Emeline G. Minor, husband and wife, by Quit Claim Deed from Emeline G. Johnston now being known as Emeline G. Minor and John W. Minor, IV, as Joint Tenants with Rights of Survivorship, of record in Instrument No. 20130308-0023125, in the Register's Office of Davidson County, Tennessee, dated February 25, 2013 and recorded on March 08, 2013.

Being the same property conveyed to Emeline G. Johnston and John W. Minor, IV, as Joint Tenants with Rights of Survivorship, by Quit Claim Deed from Emeline G. Johnston, unmarried, of record in Instrument No. 20080812-0082814, in the Register's Office of Davidson County, Tennessee, dated August 11, 2008 and recorded on August 12, 2008.

Being the same property conveyed to Emeline G. Johnston, unmarried, by Warranty Deed from Michael G. Frazier and wife, Tina C. Frazier, of record in Instrument No. 20060803-0094956, in the Register's Office of Davidson County, Tennessee, dated July 14, 2006 and recorded on August 03, 2006.