THIS INSTRUMENT PREPARED BY AND UPON RECORDING RETURN TO:
Frost Brown Todd LLC (rjn)
150 3rd Avenue South, Suite 1900
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 552884 DEEDQC
01/12/2021 12:40:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210112-0005426

Address of New Owner:	Send Tax Bills To:	Map-Parcel No.:
Ron E. Mercer 10 Carmel Lane Brentwood, TN 37027	Ron E. Mercer 10 Carmel Lane Brentwood, TN 37027	MAP 083-11-0 Parcel 169.00 15DA-55510

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, M.C. Mercer, an unmarried person, ("Grantor"), has this day bargained and sold, and by these presents does transfer, convey, remise, release and forever quitclaim unto Ron E. Mercer ("Grantee"), his heirs, personal representatives and assigns, all of Grantor's right, title and interest, subject to the Grantor's reserved life estate interest described in the following paragraph, to certain real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A to this Quitclaim Deed, which is appended hereto and incorporated herein by reference (the "Property").

The Property is a single-family residential home located at 215 Perlen Drive, Nashville, Tennessee 37026. The Grantor retains the right to all the income and the right to exclusive possession and enjoyment of the Property during the Grantor's lifetime. It is the Grantor's intention that this interest satisfy the requirements under Section 2036(a) of the Internal Revenue Code so that the value of the Property is includable in the Grantor's estate upon the death of the Grantor.

This instrument and the interests hereby transferred, conveyed, remised, released and quitclaimed to Grantee are subject to such limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the 12 day of January 2021.



My Commission Expires Oct. 2, 2023

GRANTOR:

M.C. MERCER

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, David Rhodes, a Notary Public with authority to act in the State and County aforesaid, M.C. Mercer, 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, at office, this 12 day of January, 2021.

Notary Public

My Commission Expires: Oct 2, 2023

[NO TITLE SEARCH WAS PERFORMED IN THE PREPARATION OF THIS QUITCLAIM DEED PER GRANTEE'S AND GRANTOR'S REQUEST]

STATE OF TENNESSEE)
COUNTY OF Davidson)

DAVID RHODES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Oct. 2, 2023

The actual consideration for this transfer is $-0-.

AFFIANT

SUBSCRIBED and sworn to before me, this 12 day of January, 2021.

Notary Public

My Commission Expires: Oct 2, 2023

EXHIBIT A

Being Lot No. 292 on the Plan of Fortland Park, Section III, of record in Book 2900, page 61, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.

Being the same property conveyed to M.C. Mercer and wife, Paula A. Hunt Mercer, by deed of record in Book 6888, page 639, Register's Office for said county. The said Paula A. Hunt Mercer having subsequently conveyed her interest in the property to M.C. Mercer, by quitclaim deed of record in Book 8599, page 6, Register's Office for said county.

4837-5933-6917v2