Karen Johnson Davidson County
Batch# 555527 DEEDQC
01/15/2021 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210115-0007167

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 15, 2021.

Notary Public

My Commission Expires: 7-5-21

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 5, 2021

New Owner Address:
Legina Ford Chaudoin, Trustee
3310 West End Ave, Ste 400
Nashville, TN 37203

Send Tax Bills To:
Same

Map-Parcel Number
104-09-0-021.00

QUITCLAIM DEED

Linda M. Shepherd, Trustee of The Poppy Son Trust, dated May 26, 2017 ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Legina Ford Chaudoin, Trustee of the Pass the Salt Trust, dated January 13, 2021** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, January 14, 2021.

Linda M. Shepherd, Trustee of The Poppy Son Trust, dated May 26, 2017

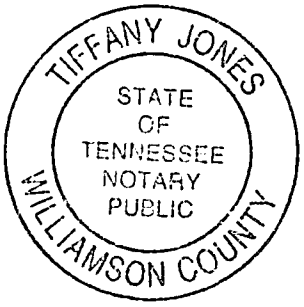
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Linda M. Shepherd, Trustee of The Poppy Son Trust, dated May 26, 2017**, 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 as her free act and deed and for the purposes therein contained, and who acknowledged that she is the Trustee of the maker and is authorized to execute this instrument on behalf of the maker..

WITNESS my hand and official seal on this day, January 14, 2021.

Notary Public

My Commission Expires: 2-7-24



829801.1/020210018

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised Plan of S. C. McDonald's Resubdivision of Lot 230, the West 42.5 feet of Lot 231, and the East 25 feet of Lot 229 on the Map of Richland Realty Co.'s 2nd Subdivision "B", of record in Plat Book 5060, Page 195, in the Registrar's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an easement over the property adjoining the said premises on the Easterly side for ingress, egress and regress from and to the public alley over and upon the said adjoining tract for use of the driveway as it now exists, as described and conveyed in Deed of record in Book 8144, Page 175, re-recorded in Book 8211, Page 953, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the Grantor herein by warranty deed from Anna S. Bridgers, unmarried, of record in Instrument No. 20170613-0059049.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 3720 Central Avenue, Nashville, Tennessee 37205.

True Copy Certification

I, Robert J. Hazard, 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

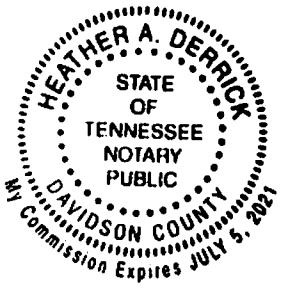
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Heather A. Derrick, a notary public for this county and state, Robert J. Hazard, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 15, 2021.

Notary's Signature

My Commission Expires: 7.5.21



829801.1/020210018