Prepared by:
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $0.00.

Affiant

Subscribed and sworn before me this 12 day of JANUARY, 2021.

Notary Public

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

Karen Johnson Davidson County
Batch# 559768 **DEEDQC**
01/25/2021 10:05:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210125-0010396

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Richard B. Quinn & Mindy A. Merrell, Trustees of the R. B. & Min Quinn Revocable Trust 6120 Melbourne Drive Nashville, TN 37215	**Same**	**104-06-0-118**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Richard B. Quinn and wife, Mindy A. Merrell (the "Grantors"),

have bargained and sold, and by these presents do transfer and convey unto the said

Richard B. Quinn and Mindy A. Merrell, Trustees of the R. B. & Min Quinn Revocable Trust, dated December 22, 2020 (the "Grantees"),

their successors and assigns, all of their right title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described as follows:

BEING THE WESTERLY 20 FEET FRONT AND 5 FEET REAR PO LOT NO. 95 AND THE EAST PO LOT NO. 96 ON THE PLAN OF BRANSFORD REALTY COMPANY'S WEST END HEIGHTS OF RECORD IN PLAT BOOK 332, PAGE 124 AND 125, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR MOR COMPLETE DESCRIPTION.

BEGINNING AT A POINT IN THE NORTH MARGIN OF LOVE CIRCLE, 41 FEET WESTERLY FROM THE CORNER OF LOTS 95 AND 96; THENCE NORTH 9° 15' WEST, 16 FEET TO AN IRON PIN; THENCE SOUTH 80° 45' WEST, 4 FEET TO AN IRON PIN; THENCE NORTH 9° 15' WEST, 49 FEET TO AN IRON PIN; THENCE NORTH 28° EAST 30 FEET TO AN IRON PIN; THENCE NORTH 2° 30' EAST, 61.5 FEET TO THE SOUTH MARGIN OF A 20 FOOT ALLEY; THENCE EASTWARDLY 35 FEET WITH SAID ALLEY TO A POINT 5 FEET EAST OF THE CORNER OF SAID LOTS 95 AND 96; THENCE SOUTH 8° 45' EAST 150 TO THE

NORTHERLY MARGIN OF LOVE CIRCLE AT A POINT 20 FEET EASTERLY FROM THE CORNER OF LOTS 95 AND 96; THENCE WESTERLY WITH THE MARGIN OF LOVE CIRCLE 61 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RICHARD B. QUINN BY WARRANTY DEED FROM FRANKLIN SYNERGY BANK, A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20191231-0134982, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RICHARD B. QUINN IS ALSO KNOWN AS R. B. QUINN. THE SAID MINDY A. MERRELL DOES HEREBY JOIN IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

The legal description provided herein is exactly the same as in the prior recorded deed.

This is improved property known as: **3316 Acklen Avenue, Nashville, TN 37212.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12 day of JANUARY, 2021.

Richard B. Quinn

Richard B. Quinn

Mindy A. Merrell

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD B. QUINN and MINDY A. MERRELL, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of JANUARY, 2021.

Notary Public

My Commission Expires: 05/07/2024

MICHAEL R. GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024