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 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

20210125-0010397

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**	**10406012000**

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:

LAND IN THE 4TH, FORMERLY THE 26TH, WARD OF THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS NOS. 96 AND 97 ON THE MAP OF BRANSFORD REALTY COMPANYS WEST END HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 124 AND 125, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF ACKLEN AVENUE, FORMERLY LOVE CIRCLE, 41 FEET WEST OF THE CORNER OF LOTS NOS. 95 AND 96, BEING THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO CHARLES C. COX AND WIFE, BY DEED FROM GEORGE C. HOLT AND WIFE, OF RECORD IN BOOK 2274, PAGE 301, SAID REGISTER'S OFFICE; THENCE WITH COX WESTERLY LINE, NORTH 9 DEGREES 15 MINUTES WEST 16 FEET TO AN IRON PIN; THENCE SOUTH 80 DEGREES 45 MINUTES WEST 4 FEET TO AN IRON PIN; THENCE NORTH 9 DEGREES 15 MINUTES WEST 49 FEET

TO AN IRON PIN; THENCE NORTH 28 DEGREES EAST 30 FEET TO AN IRON PIN; THENCE NORTH 2 DEGREES 30 MINUTES EAST 61.5 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 90 FEET, MORE OR LESS, TO A POINT 20 FEET EAST OF THE CORNER OF LOTS NOS. 97 AND 98; THENCE SOUTHWARDLY 150 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF ACKLEN AVENUE, BEING 56 FEET EAST OF THE CORNER OF SAID LOTS NOS. 97 AND 98; THENCE WITH SAID AVENUE, EASTWARDLY 113 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO R.B. QUINN BY WARRANTY DEED FROM PETER J. SCHMITZ AND MARIANNA S. MOUSEL, BOTH UNMARRIED, OF RECORD IN BOOK 8665, PAGE 851, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID R. B. QUINN IS ALSO KNOWN AS RICHARD 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: **3324 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