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

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

20210125-0010398

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

| **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** | **15803004800** |

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

**Mindy A. Merrell and husband, Richard B. Quinn** (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 DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 500 ON THE PLAN OF HILLSBORO PARK, SECTION VIII, AS OF RECORD IN BOOK 2663, PAGE 96, REGISTER'S OFFICE FOR SAID COUNTY.**

**SAID LOT NO. 500 FRONTS 227.6 FEET ON THE SOUTHEASTERLY SIDE OF MELBOURNE DRIVE AND RUNS BACK 194.8 FEET ON THE SOUTHWESTERLY LINE AND 198.3 FEET ON THE NORTHEASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 241.8 FEET.**

**BEING THE SAME PROPERTY CONVEYED TO MINDY A. MERRELL, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM KEATHA P. LYONS, A MARRIED WOMAN, OF RECORD IN INSTRUMENT NO. 20030505-0059271, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID MINDY A. MERRELL HAVING SINCE**

**MARRIED TO R.B. QUINN. THE SAID R. B. QUINN IS ALSO KNOWN AS RICHARD B. QUINN. THE SAID R. B. QUINN DOES HEREBY JOIN IN THE EXECUTION OF THIS DEED TO CONVEY ANY AND ALL MARITAL INTEREST HE 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: **6120 Melbourne Drive, Nashville, TN 37215.**

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.

**Mindy A. Merrell**

**Richard B. Quinn**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINDY A. MERRELL and RICHARD B. QUINN, 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