Karen Johnson Davidson County
Batch# 570620 DEEDQC
02/09/2021 08:13:29 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210209-0018113

This Instrument Prepared By:
Charles J. Allen (TNB #030059)
Edmondson Sage Allen, PLLC
402 Enterprise Drive
Oxford, Mississippi 38655
662-371-4110

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes**	**Tax Map Parcel No.:**
The 2020 JTP Trust C/O John B. Padgett, Trustee 505 Granny White Pike Brentwood, TN 37027	The 2020 JTP Trust C/O John B. Padgett, Trustee 505 Granny White Pike Brentwood, TN 37027	118-10-59.00

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 30th day of December, 2020, by and between John R. Padgett and Lanell B. Padgett (as "Grantor") and John B. Padgett, as Trustee of the 2020 JTP Trust (as "Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of Grantor's right, title and interest in and to the following described real estate having an address of 835 Sutton Hill Rd., Nashville, TN 37204:

> Being a tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the unrecorded map of RM. Candra's Subdivision of part of Lot No. 3 on the Nathaniel A. McNairy Lands, as of record in Plan Book 1, Page 29, Chancery Court at Nashville and a part of Lot No. 1 of Block "D" on the Map of Battlefield Estates, as of record in Book 974, Page 59, Register's Office for Davidson County, Tennessee (the property in question being part of Lot 3 of the McNairy Lands) and described according to a survey made November 4, 1940, by W.B. Southgate, Surveyor, as follows:
>
> Beginning at a point, the common corner of Lots Nos. 1 and 2 in the South margin of Sutton Hill Road, being the northeast corner of the property conveyed to Robert W. Bomar and wife by deed from Robert M. Condra, as of record in Book 1148, Page 490, Register's Office for Davidson County, Tennessee; thence along Bomar's easterly line, South 4 deg. West, 212.0 feet, to a point in the center line of Brown's Creek; thence down said Creek, South 66 deg. East, 95.0 feet, to a point, the common corner of Lots Nos. 2

and 3; thence with the line between said Lots Nos. 2 and 3, North 4 deg. East, 212.0 feet, to a stake in the South margin of Sutton Hill Road; thence with the margin of the same, North 86 deg. West, 95.0 feet to the point of beginning.

Being the same property conveyed to Carl M. Heinemann and Marnie R. Heinemann, husband and wife, by Warranty Deed from Mona Carol Frederick, recorded June 28, 2001 in Instrument No. 20010628-0068511, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 974, Page 59, Register's Office for Davidson County, Tennessee and the Plan of record in Plan Book 1, Page 29, Chancery Court at Nashville, Tennessee;

- Changes in the boundary of the subject property resulting from erosion and accretion caused by the flow of the Brown's Creek;

- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, Register's Office for Davidson County, Tennessee;

- Taxes for the year 2020 and thereafter, not yet due and payable;

- Any and all existing easements and restrictions as shown of record not stated herein/

The above-described property is improved property.

Source of Grantor's equitable interest is a Warranty Deed from Carl M. Heinemann and Marnie R. Heinemann to Grantor recorded on May 30, 2017 as Instrument No. 20170530-0053569, Davidson County Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date first above written.

GRANTORS:

John R. Padgett

Lanell B. Padgett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Notary Public in and for said State and County aforesaid, personally appeared John R. Padgett, 505 Granny White Pike, Brentwood, Tennessee, with whom I am personally acquainted or proved his identity to me on the basis of satisfactory evidence, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

RUBY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and seal, this 30th day of December, 2020.

Ruby Lopez
Notary Public
My Commission Expires: January 8, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Notary Public in and for said State and County aforesaid, personally appeared Lanell B. Padgett, 505 Granny White Pike, Brentwood, Tennessee, with whom I am personally acquainted or proved his identity to me on the basis of satisfactory evidence, the within named bargainor, who acknowledged that he executed the foregoing instrument for the purpose therein contained.

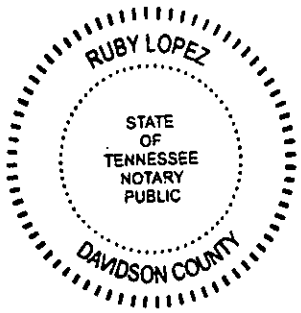
RUBY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and seal, this 30th day of December, 2020.

Ruby Lopez
Notary Public
My Commission Expires: January 8, 2024

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is Zero Dollars ($0.00).

John R. Padgett, Affiant



Subscribed and sworn to before me this 30th day of December, 2020.

Notary Public

My Commission Expires: January 8, 2024