THIS INSTRUMENT PREPARED BY
AND RETURN TO:
CHAMBLISS, BAHNER & STOPHEL, P.C.
Suite 1700, Liberty Tower
605 Chestnut Street
Chattanooga, Tennessee 37450
Attention: Dana B. Perry

Karen Johnson Davidson County
Batch# 580236 DEEDQC
03/01/2021 10:54:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210301-0025300

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Leonora Zilkha Williamson, Trustee **216 Cantrell Avenue** **Nashville, TN 37205**	**Leonora Zilkha Williamson, Trustee** **216 Cantrell Avenue** **Nashville, TN 37205**	**104 13 0 013.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and for other good and valuable consideration not herein mentioned, the receipt and sufficiency of which are hereby acknowledged, LEONORA ZILKHA WILLIAMSON (the "Grantor"), do hereby transfer, convey and forever quitclaim unto LEONORA ZILKHA WILLIAMSON, TRUSTEE OF THE LEONORA ZILKHA WILLIAMSON REVOCABLE TRUST U/A DATED MAY 9, 2018 (the "Grantee"), all of Grantor's right, title and interest in the certain tract or parcel of real property located in Davidson County, Tennessee, and being more particularly described in EXHIBIT "A" which is attached hereto and incorporated herein by reference (the "Property").

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and the firm Chambliss, Bahner and Stophel, P.C. disclaims responsibility for the status of title to the Property or for the accuracy of such information.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12th day of February, 2021 by audio-video communication pursuant to, and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020.

GRANTOR:

LEONORA ZILKHA WILLIAMSON

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

Subscribed and sworn to by the above-named LEONORA ZILKHA WILLIAMSON, who personally appeared before me by audio-video communication pursuant to, and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020, before me this 22nd day of February, 2021.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE :
COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409(a)(3)(A)(i), is $0.00.

AFFIANT-GRANTEE:

By: _____
Leonora Zilkha Williamson, Trustee

Subscribed and sworn to by the above-named LEONORA ZILKHA WILLIAMSON, who personally appeared before me by audio-video communication pursuant to and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020, before me this 22nd day of February, 2021.

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 12th day of February, 2021 by audio-video communication pursuant to, and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020.

GRANTOR:

_____

LEONORA ZILKHA WILLIAMSON

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

Subscribed and sworn to by the above-named LEONORA ZILKHA WILLIAMSON, who personally appeared before me by audio-video communication pursuant to, and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020, before me this 22nd day of February, 2021.

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

Hannah Koehler

Notary Public

My Commission Expires: February 12, 2022

STATE OF TENNESSEE :

COUNTY OF HAMILTON :

I hereby swear and affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409(a)(3)(A)(i), is $0.00.

AFFIANT-GRANTEE:

By: _____

Leonora Zilkha Williamson, Trustee

Subscribed and sworn to by the above-named LEONORA ZILKHA WILLIAMSON, who personally appeared before me by audio-video communication pursuant to and in compliance with Executive Order No. 72 issued by Tennessee Governor Bill Lee dated December 22, 2020, before me this 22nd day of February, 2021.

Hannah Koehler

Notary Public

My Commission Expires: February 12, 2022

HANNAH KOEHLER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

EXHIBIT "A"
(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 48 and the southerly 5 feet of Lot No. 47 in the Bransford Realty Company's Subdivision of Lots Nos. 6, 7, 9 to 19 inclusive and part of Lot No. 8 in Block "F" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 48 and part of Lot 47 adjoin and front together 70 feet on the east side of Wilson Avenue, now Cantrell Avenue, and run back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Leonora Zilkha Williamson by deed from Judith Draper of record as Instrument Number 20200813-0090912 in the Register's Office for Davidson County, Tennessee.

Being also known as 216 Cantrell Avenue, Nashville, Tennessee 37205.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

No boundary survey of the within tract or parcel of real estate was made at the time of this conveyance, and the description of the within tract or parcel of real estate is not different from previous deeds.

CERTIFICATE OF AUTHENTICITY

I, Dana B. Perry, do hereby make an 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.

Dana B. Perry, Authorized Agent

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, Jannine M. Rowell, a notary public for this county and state, Dana B. Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jannine M. Rowell
My Commission Expires: September 26, 2022