QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 594266 DEEDQC
03/17/2021 03:16:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210317-0035570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00.

Subscribed and sworn to before me, this the 9th day of December, 2020.

Notary Public

My Commission Expires: 3-8-2021

NANCY JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR. 8, 2021

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 Second Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Merritt Beaver 2020 Investment Services Trust 222 2nd Avenue South, Suite 2000 Nashville, Tennessee 37201	Same	130-08-0-125.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **JOHN MAYO** and wife, **ELLEN MAYO** (hereinafter collectively, the "Grantors"), hereby quitclaim and convey unto **MERRITT BEAVER 2020 INVESTMENT SERVICES TRUST**, a trust created under the laws of the State of Tennessee (hereinafter the "Grantee"), its successors and assigns, all of their right, title and interest in and to all that tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 123 feet of the westerly 170 feet of Lot No. 11 on the Plan of the unrecorded portion of Westhaven, described partly according to a survey made by Z.J. Wilkinson, Surveyor, January 29, 1938, as follows:

Beginning on the southerly margin of Trimble Road at the northwest corner of the property conveyed to James Arthur Cogswell and wife by deed from A.B. Cotton and wife, of record in Book 3311, page 199, Register's Office for said County; thence with said Cogswell's western boundary line, southerly 326.5 feet, more or less, to a point in the line between Lot Nos. 11 and 17; thence with the line between said two lots, westerly 123 feet; thence northerly 335 feet, more or less, to the southerly margin of Trimble Road; thence with the same, easterly 123 feet to the beginning.

Being the same property conveyed to John P. Mayo and Ellen P. Mayo, by deed from T.I. Pitts and wife, Nancy Lee Pitts, of record in Instrument No. 20011126-0128704, Register's Office for Davidson County, Tennessee.

This is improved property known as 3705 Trimble Road, Nashville, Tennessee 37215.

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

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed as of the 9th day of December, 2020.

GRANTORS:

JOHN MAYO

ELLEN MAYO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **John Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2020.

NANCY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

NOTARY PUBLIC

My Commission Expires: 3-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared **Ellen Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of December, 2020.

NANCY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

NOTARY PUBLIC

My Commission Expires: 3-8-2021

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True Copy Certification

I, Kristie Putman, do hereby make 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

