Karen Johnson Davidson County
Batch# 599633 DEEDQC
03/24/2021 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210324-0039069

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Alice Dian Guider Affiant Subscribed and sworn to before me, this 8th day of March, 2021. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owners:	Send Tax Bills to:	Map-Parcel numbers:
Alice Dian Guider and/or Donna Loree Ferrell and/or Timothy Ray Cutrell, Trustees 4414 Saunders Avenue Nashville, Tennessee 37216	SAME	061 03 0 038.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **Donald Ray Cutrell** hereby remises, releases and quitclaims all of his right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Alice Dian Guider and/or Donna Loree Ferrell and/or Timothy Ray Cutrell, Trustees of the Cutrell Family Trust dated March 8, 2021**, and to their

successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 8th day of March, 2021.

Donald Cutrell

Donald Ray Cutrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Ray Cutrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 8th day of March, 2021.

JEFFREY MOBLEY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires: _____

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 97 on the Plan of Section One, Gra-Mar Acres, as of record in Book 2133, page 27, Register's Office for said County.

Said Lot 97 fronts 100 feet on the easterly side of Saunders Avenue and runs back 309.5 feet on the northerly line and 303.6 feet on the southerly line, to the westerly right-of-way line of the L. & N. Railroad, measuring 129 feet thereon.

Being the same property conveyed to Donald R. Cutrell and wife, Juanita R. Cutrell, by deed from W.L. Newman and wife, Westelle Newman, of record in Book 4265, page 592, Register's Office for Davidson County, Tennessee.

Donald Ray Cutrell and Donald R. Cutrell are one and the same person.

Juanita R. Cutrell died on February 5, 2020.

This is improved property known as 4414 Saunders Avenue, Nashville, Tennessee 37216.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

