THIS INSTRUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Thomas J. Elmlinger
Attorney at Law
1616 Westgate Circle., Suite 349
Brentwood, TN 37027

This transfer is exempt from the Tennessee Real Estate Conveyance Tax under T.C.A. §67-4-409(a)(3)

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 DAY OF April, 20 21.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES JANUARY 16, 2024

ADDRESS NEW OWNER(S) AS FOLLOWS:
Peggy C. Romersa, Trustee
Peggy C. Romersa Revocable Living Trust
111 Overton Lea Road
Nashville, TN 37220

SEND TAX BILLS TO:
same

MAP – PARCEL NUMBERS
145 03 0 065.00

CHELSEA MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Peggy Chandler Romersa, single, do hereby remise, release and quitclaim unto Peggy C. Romersa, Trustee, and her successors in trust, of The Peggy C. Romersa Revocable Living Trust, her successors and assigns, forever, all the right, title, interest and claim which the Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 2 on the plan of Lealand Manor Third Addition, a part of the Overton Lea Estate, described according to a survey made by William A. Pitts, Surveyor, February 1, 1947, as follows: Beginning on the southerly margin of Overton Lea Road, at a point 200 feet west of the northwest corner of the property conveyed to Howard D. Baldridge and wife, by deed from F. N. McNeill, Jr., Executor and Trustee of record in Book 1781, page 338, Register's Office for said county, being the corner of lots 2 and 3; thence with the line between said two lots, southwardly 468.4 feet to the northerly margin of Ridge View Drive: thence with same, westwardly 175.62 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, northwardly 474.1 feet to the southerly margin of Overton Lea Road; thence with same, eastwardly 200 feet to the beginning.

Karen Johnson Davidson County
Batch# 614297 DEEDQC
04/14/2021 08:41:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210414-0049542

CHELSEA MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Being the same property conveyed to Peggy Chandler Romersa by Order of record in Book 4678, Page 437, Register's Office for Davidson County, Tennessee.

This is improved property known as 111 Overton Lea Road, Nashville, TN 37220.

WITNESS my hand this 6 day of April, 2021.

Peggy Chandler Romersa

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

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

WITNESS my hand and official seal at Franklin, Williamson County, Tennessee, this 6 day of April, 2021.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JANUARY 16, 2024

CHELSEA MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Prepared without benefit of title search from information provided by the parties. Therefore, the preparer makes no certification as to the validity of title.