RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Affiant Sworn to and subscribed before me this ____ day of May 7th, 2021. Notary Public My Commission Expires: 7-9-2024
Karen Johnson Davidson County Batch# 636640 DEEDQC 05/14/2021 11:39:32 AM 3 pgs Fees: $17.00 Taxes: $0.00 20210514-0065300	
PREPARED BY AND RETURN TO: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

JOANN WHITE (SEAL) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Doris Fleischer Irrevocable Trust Attn: Jack Fleischer, Trustee 112 Lynwood Blvd. Nashville, TN 37205	New Owner(s)	093 14 0 443.00

This Indenture is made and effective on the 7 day of MAY, 2021 (the "***Effective Date***") by and between:

DORIS T. FLEISCHER, unmarried, as to a one-half (1/2) undivided interest ("***Grantor***"); and

the DORIS FLEISCHER IRREVOCABLE TRUST FBO JACK FLEISCHER dated 5-7, 2021, as to a one-fourth (1/4) undivided interest, and the DORIS FLEISCHER IRREVOCABLE TRUST FBO SHERRIE F. DAVIDSON dated MAY 7, 2021, as to a one-fourth (1/4) undivided interest, both as tenants-in-common ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee (in the proportions provided for, above) all of Grantor's one-half (1/2) undivided interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

TRACT I:
Land in Davidson County, Tennessee, being the North 40 feet of Lot No. 123 in the Barrow Grove Addition, of record in Book "S", Page 279, said Register's Office.

Said part of Lot No. 123 fronts 40 feet on the East side of South High Street and runs back between parallel lines 210 feet to an alley in the rear.

Being the same property conveyed to Gerald Fleischer and wife, Doris T. Fleischer by deed dated December 21, 1983 from Hermitage Electric Supply Corporation, of record in Book 6198, page 446, Register's Office for Davidson County, Tennessee, Gerald Fleischer now being deceased and Doris T. Fleischer having disclaimed a one-half (1/2) undivided interest in such property acquired by survivorship by a Disclaimer recorded as Instrument No. 20080806-0081014, Register of Deeds of Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 123 and all of Lot No. 122 on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, being Lot Nos. 12 and 13 on the Plan of Henry Blood's Subdivision of certain lots in Barrow Grove, not of record described as follows:

Beginning on the easterly margin of 6th Avenue, South, formerly High Street, at the corner of Lot Nos. 13 and 14, being the southwest corner of the property conveyed to M.M. Wilson and wife, by deed from W. Raymond Denny, Trustee, of record in Book 1236, page 151, said Register's Office; thence with the line between said two lots eastwardly 210 feet to the Westerly margin of an alley; thence with said alley Southwardly 80 feet to the line between Lot Nos. 11 and 12; thence with the line between said two lots westwardly 210 feet to the easterly margin of 6th Avenue, South, thence with said Avenue, Northwardly 80 feet to the beginning.

Being the same property conveyed to Gerald Fleischer and wife, Doris Fleischer, by deed dated October 31, 1984 from Richard R. Townes, an unmarried person, of record in Book 6418, page 133, Register's Office for Davidson County, Tennessee, Gerald Fleischer now being deceased and Doris T. Fleischer having disclaimed a one-half (1/2) undivided interest in such property acquired by survivorship by a Disclaimer recorded as Instrument No. 20080806-0081014, Register of Deeds of Davidson County, Tennessee.

TRACT III:
Land in Davidson County, Tennessee, being more particularly described as follows:

Parcel I: Being the north 1/2 of Lot No. 125 on the Map of Barrow Grove Addition, as of record in Book "S", page 279, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 30 feet on the easterly side of 6th Avenue South and runs back between parallel lines, 210 feet more or less, to an alley.

There is to be excepted from the above description, however, that part of the above lot, on the rear, which was taken in connection with the widening of Lafayette Street by the City of Nashville, which was a strip 31 feet on the north line and about 9 feet on the south line, facing on the alley in the rear of 6th Avenue South, together with an easement for a fill slope, all of which is set out in the said Condemnation Proceedings.

Parcel II: Being Lot No. 124 and the southerly part of Lot No. 125 on the Map of Barrow Grove Plan of Lots of record in Book "S", page 279,

Register's Office for said County, and more particularly described as follows:

Beginning at a point in the northeasterly margin of 6th Avenue South the common corner of Lot Nos. 123 and 124; thence with the line between said lots, northeasterly 210 feet to the southwesterly margin of an alley known as Alley No. 71; thence with the margin of said alley, northwesterly 82 feet to the present southerly margin of Lafayette Street; thence with the margin of the same, westerly 10 feet to a point; thence southwesterly approximately parallel to the line between Lot Nos. 124 and 125, 203 feet to the northeasterly margin of 6th Avenue South; thence with the margin of the same, southeasterly 90 feet to the beginning.

Tract III (Parcels I and II) conveyed to Gerald Fleischer and wife, Doris T. Fleischer, by Installment Deed dated March 16, 1967 from Beulah Kirkpatrick, of record in Book 4113, page 251, said Register's Office, W.H. Kirkpatrick jointed said deed for the purpose of transferring his unrecorded interest in said property, Gerald Fleischer now being deceased and Doris T. Fleischer having disclaimed a one-half (1/2) undivided interest in such property acquired by survivorship by a Disclaimer recorded as Instrument No. 20080806-0081014, Register of Deeds of Davidson County, Tennessee.

Tracts I, II, and III being the same property of which an undivided one-half (1/2) interest was conveyed to James R. Mills, Trustee of the Gerald Fleisher Marital Trust by Quitclaim Deed from Jack Fleisher, as Executor for the Estate of Gerald Fleischer, dated March 25, 2010 and recorded March 30, 2010 in Instrument No. 20100330-0023697, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 531 Lafayette St., Nashville, TN 37203.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused this Quitclaim Deed to be executed as of the Effective Date.

GRANTOR:

Doris T. Fleischer

STATE OF Tenn.)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, DORIS T. FLEISCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of May, 2021.

Notary Public

My Commission Expires: 7-9-24

JOANN WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024