Prepared By and After
Recording Return To:
Gary Myers, Esq.
Gary Myers Law
4810 S. Lakewood Dr.
St. Joseph, Missouri 64506

Karen Johnson Davidson County
Batch# 642394 DEEDQC
05/21/2021 02:34:32 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210521-0069620

ADDRESS NEW OWNER:	Jerry Wesley Fannin, Trustee of the Fannin Family Trust under Declaration of Trust dated May 21, 2021, and any amendments thereto 815 Russell Street Nashville, TN 37206
SEND TAX BILLS TO:	SAME
MAP-PARCEL NOS.	082-16-0-101.00

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS PERFORMED AND NO WARRANTIES ARE MADE BY THE DRAFTER. NO LEGAL OR TAX ADVICE HAS BEEN PROVIDED BY THE DRAFTER.

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Jerry Wesley Fannin, a single person ("**Grantor**"), whose mailing address is 815 Russell Street, Nashville, TN, 37206, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Jerry Wesley Fannin, Trustee of the Fannin Family Trust under Declaration of Trust dated May 21, 2021, and any amendments thereto,** ("**Grantee**"), whose tax mailing address is 815 Russell Street, Nashville, TN 37206, with quitclaim covenants, all right title interest and claim to the following land in the following real property:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL DESCRIPTION

Property Address is: 815 Russell Street, Nashville, TN 37206.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Quitclaim Deed recorded at Instrument No. 20210507-0061739, Register's Office of Davidson County, Tennessee.

Parcel ID: 082-16-0-101.00

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned this 21st day of May, 2021.

GRANTOR:

JERRY WESLEY FANNIN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, of the state and county mentioned, personally appeared **JERRY WESLEY FANNIN** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville this 21st day of May 2021.

Notary Public

My Commission Expires: 5/7/2023

JEFFREY BAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, JERRY W. FANNIN, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JERRY W. FANNIN
Print Name

Subscribed and sworn to before me this 21st day of May, 2021.

Notary Public

My Commission Expires: 5/9/2023

JEFFREY BAUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 15 and the westerly one-half of Lot no. 17 on the map of Kinnaird & Brans ford Subdivision of record in Book 5 7 , page 156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same parcel conveyed to Terri D. Fannin and husband, Jerry W. Fannin from Janie Elizabeth Vincent, unmarried, by virtue of a deed dated 4/2/1997, recorded 4/2/1997, in deed book 10401, page 300, as instrument no. 0289840 county of Davidson, state of Tennessee.

Assessor's Parcel No: 082 16 0 101.00