Karen Johnson Davidson County
Batch# 643221 DEEDQC
05/24/2021 01:47:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210524-0070126

**THIS INSTRUMENT PREPARED BY:**

**MUSIC CITY ESTATE LAW**
**1650 MURFREESBORO ROAD**
**SUITE 208**
**FRANKLIN, TN 37067**
**(615) 628-7775**

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
July 11, 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON )

The actual consideration for this transfer is $10.00.
This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 19th day of May 2021.

Notary public

My commission Expires: 7/11/2021

# QUITCLAIM DEED

| Address New Owner: | Send Tax Bills to: | Map-Parcel #: |
|---|---|---|
| Steven Booth Lewis and<br>Aida Tomiko Peirano<br>4312 Earlene Drive<br>Nashville, TN 37216 | Steven Booth Lewis and<br>Aida Tomiko Peirano<br>4312 Earlene Drive<br>Nashville, TN 37216 | 061-12-0-134.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Steven Booth Lewis and Aida Tomiko Peirano, husband and wife, do hereby quitclaim, transfer and convey unto Steven B. Lewis and Aida T. Peirano, as Trustees of the Steven Lewis and Aida Peirano Living Trust dated May 19, 2021, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

Being the same property conveyed to Steven Booth Lewis and Aida Tomiko Peirano, husband and wife, by Rebecca Lynn Murphy Nickins, Co-Executor, and George Alexander Murphy, Jr., Co-Executor of The Estate of George Alexander Murphy, Sr., and Rebecca Lynn Murphy Nickins, individually, and George Alexander Murphy, Jr., individually, by Warranty Deed dated September 19, 2019, and recorded on September 20, 2019, as Document No. 20190920-0095943, Registers Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 4312 Earlene Drive, Nashville, Tennessee 37216

Witness my hand this 19th day of May 2021.

Steven Booth Lewis, Grantor

Aida Tomiko Peirano, Grantor

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

Personally appeared before me, Justin Gilbert, Notary Public, Steven Booth Lewis and Aida Tomiko Peirano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, May 19, 2021.

[Seal]

JUSTIN GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires July 11, 2021

Justin Gilbert, Notary Public
My commission expires: July 11, 2021

# EXHIBIT "A"
# LEGAL DESCRIPTION

Being Lot No. 11 on Bock 1 on the Plan of Jackson Park, Section 3, not of record described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the easterly margin of Eastdale Drive at a point 250 feet north of the northwest corner of Lot No. 29 on the Map showing re-subdivision of certain lots in Eastdale Place as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee; being also the northwest corner of the property conveyed to Boyd E. Harvey (B 1729, page 393, RODCT); thence with the northerly line of said Harvey property northeastwardly 315 feet to the northwest corner of Lot no. 7, continuing northeastwardly and with the northerly line of Lot No. 7, 135 feet, in all 450 feet to the southwest corner of Lot No. 6; thence with the westerly line of Lot No. 6 northwardly 168.8 feet, more or less, to the common corner of Lots No. 5, 6, 11 and 12; thence with the line between Lots Nos. 11 and 12 southwestwardly 397 feet, more or less, to the easterly margin of Eastdale Drive; thence with said Drive, southwardly 125 feet to the beginning.