THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 649272 DEEDQC
06/03/2021 03:46:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210603-0074914

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 27th day of October, 2020.

Notary Public

My Commission Expires: 06/06/2024

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jamie Cheek, Trustee P.O. Box 340020 Nashville, TN 37203-0020	New Owner	Map/Parcel: 105-13-0-116.00

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, **Adrien Good, Trustee of The Elmwood Trust, dated June 22, 2020** ("Grantor") does hereby quitclaim, transfer and convey to **Jamie Cheek, Trustee of The Elmwood Trust, dated June 22, 2020**, its heirs and assigns, all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly one-half (1/2) Lot No. 77 on the Plan of Belmont Land Co's Plan Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as shown on plat of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee. Said Part of Lot No. 77 fronts 50 feet on the Southerly margin of Elmwood Avenue, and extends back parallel lines 188 feet to the Northerly margin of 23 foot alley. Land in Davidson County, Tennessee, being Lot 1, Final Subdivision Plat, Resubdivision of Amendment to Lot No. 1, Batson Acres, as shown on plat of record in Plat Book P39, Page 138, in the Register's Office, Williamson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jeffrey P. Zwerner and Barbara M. Zwerner, husband and wife, to Adrien Good, Trustee of The Elmwood Trust, dated June 22, 2020, as recorded on the 21st day of July, 2020 in Instrument No. 20200721-0079914, in the Register's Office of Davidson County, Tennessee. Trustee Adrien Good having since been removed as Trustee pursuant to that First Amendment to The Elmwood Trust, and Trustee Jamie Cheek having remained as the sole Trustee of said Trust.

This is improved property known as: 1503 Elmwood Ave, Nashville, Tennessee 37212.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30 day of October, 2020.

Adrien Good, Trustee of
The Elmwood Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrien Good, with whom I am personally acquainted, and who acknowledged that she is the Trustee of The Elmwood Trust and as such executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 30th day of October, 2020.

Notary Public

My Commission Expires: 10/2/2025

MARTHA GRIFFIN CRAIGHEAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY