QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 665196 DEEDQC
06/25/2021 01:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210625-0086662

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **$1.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of May, 2021.

Notary Public

Commission Expires 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Emily Lincoln Real Estate Trust 408 West Brookfield Avenue Nashville, TN 37205	Same as Owner	13009014100

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, we, **TIMOTHY L. REYNOLDS and HADLEY REYNOLDS, husband and wife** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **ERNEST D. BENNETT, III, and his successors and assigns, AS TRUSTEE OF THE EMILY LINCOLN REAL ESTATE TRUST DATED APRIL 30, 2021** (hereinafter called the "Grantee), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in 547, Page 180, Register's Office for said County.

Said Lot No. 15 fronts 171 feet on the northerly side of Brookfield Drive, and runs back between parallel lines 328.5 feet on the westerly line and 351'feet on the easterly line, to a dead line in the rear measuring 150 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 16 of Block 1 on the Map of The Highlands of Belle Meade, as shown on the Plan of record in 547, Page 180, Register's Office for said County.

Said parcel of land begins at the southeasterly corner of Lot No. 15 and continues in an easterly direction for two feet along the north side of Brookfield Drive; thence between parallel lines 351 feet, more or less, northerly to a dead line in the rear; thence westerly two feet to the easterly line (erroneously referenced as "easterly two feet to the westerly line" in previous deeds of record) of Lot 15; thence in a southerly direction to the point of beginning.

Being the same property conveyed to Timothy L. Reynolds and Hadley Reynolds, husband and wife, by Warranty Deed of record in Instrument No. 20180517-0047256, Register's Office for Davidson County, Tennessee.

This is improved property known as: 408 West Brookfield Avenue, Nashville, TN 37205.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, we have hereunto set our hands this 14 day of May, 2021.

TIMOTHY L. REYNOLDS, Grantor

HADLEY REYNOLDS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Timothy L. Reynolds and Hadley Reynolds, the within named bargainors, with whom I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed their signatures to the within instrument, further upon oath acknowledging that they did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 14 day of May, 2021.

Commission Expires: 07/09/2024

Ella K. Butler
NOTARY PUBLIC

RETURN TO:
Boston National Title Agency, LLC
400 Rouser RD STE 500
Coraopolis, PA 15108

