Karen Johnson Davidson County
Batch# 670820 DEEDQC
07/02/2021 01:37:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210702-0090244

THIS INSTRUMENT WAS PREPARED BY:
McCANN & HUBBARD
1804 Williamson Court, St. 201
Brentwood, Tennessee 37027

THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ 0.00. _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF July, 2021.

My Commission Expires:_____

_____
Notary Public

ADDRESS NEW OWNERS:
Avery Family Trust
8731 Griffith Road
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
154-00-0-031.02

ALICIA R HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JULY 26, 2021

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that We, Kevin R. Avery and Kristen A. Avery, husband and wife, Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto the Trustees of the **Avery Family Trust**, under agreement dated July 1, 2021, their heirs, successors, and assigns, our entire interest in and to that real property and improvements located in Davidson County, Tennessee, described as follows:

See attached Exhibit A

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness our hands this 1st day of July, 2021.

Kevin R. Avery

Kristen A. Avery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin R. Avery and Kristen A. Avery, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2021.

RUSSELL J. McCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 14 2025

My Commission Expires: _____

_____
Notary Public

EXHIBIT A

Beginning on an existing iron pin, near a fence corner in the east right of way of Griffith Road at some 25.15 feet from centerline, also the southwest corner of Hutchings, thence on leaving said road and running with the south boundary line of Hutchins South 83 Degrees 34 Minutes 43 Seconds East for 410.00 feet to a set iron pin; being the northwest corner of Bailey, thence on with Bailey's west boundary and on set iron pins to points as follows: thence South 23 Degrees 04 Minutes 43 Seconds East for 310.00 feet; thence South 49 Degrees 04 Minutes 43 Seconds East for 177.00 feet; thence South 57 Degrees 04 Minutes 43 Seconds East for 330.00 feet; thence South 00 Degrees 55 Minutes 45 Seconds East for 136.88 feet; to a set iron pin in the north boundary line of Stillwell, said set iron pin is located south 88 degrees 50 minutes 08 seconds west 14.54 feet from an existing axle, thence on with the north boundary line of Stillwell South 88 Degrees 50 Minutes 08 Seconds West for 900.00 feet to an existing axle in the east right of way of Griffith Road at some 26.76 feet from centerline; thence on with the east right of way of said Griffith Road North 03 Degrees 05 Minutes 02 Seconds West for 782.62 feet, to the Point of Beginning, the Area being 476943.10 SqFt or 10.95 Acres, BY SURVEY OF RONALD E. BRENNER RLS #1833 DATED 10/10/17

Being the same property conveyed to Kevin R. Avery and Kristen A. Avery, husband and wife, by Warranty Deed, from Parker V. Polidor and wife, Allison W. Polidor, dated October 13, 2017, of record in Instrument No. 20171017-0106330, Register's Office for Davidson County, Tennessee

Certificate of Authenticity

I, A. Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-1-2021.

Date

A. Scott Hubbard

Affiant Signature

7/1/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of July, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
JULY 26, 2021