Karen Johnson Davidson County
Batch# 677715 DEEDQC
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Fees: $22.00 Taxes: $0.00
20210715-0095447

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
34388-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Thomas Michael Horrell 526 Seabright Lane Solana Beach, CA 92075	New Owner	Map 092-12-0 Parcels 356, 357 &359

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Fred Thomas Horrell (hereinafter referred to as the "Grantor"), by these presents does transfer, convey and quitclaim unto Thomas Michael Horrell (hereinafter referred to as the "Grantee"), his heirs and assigns, all of Grantor's interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

Being all of the same property conveyed to Stephen H. Horrell and Fred T. Horrell, as equal tenants in common, by Quitclaim Deed dated January 18, 2017, from John Wilson Horrell, individually, and John Wilson Horrell and Jack C. Robinson, Jr., Trustees of the Trust under the Will of Thomas Henry Horrell, deceased, and John Wilson Horrell and Carolyn P. Curry, Executors of the Estate of Kathleen B. Horrell, deceased, of record in Instrument No. 20170118-0005329, Register's Office for Davidson County, Tennessee. Stephen H. Horrell conveyed his 50% interest to Sara Darby Smith by Quitclaim Deed dated July 15, 2019, of record in Instrument No. 20190719-0070671, Register's Office for Davidson County, Tennessee. Title is vested in Fred T. Horrell, a 50% interest and Sara Darby Smith, a 50% interest, as equal tenants in common. Fred T. Horrell being one and the same person as Fred Thomas Horrell.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

EXHIBIT A
Legal Description

PARCEL 1 (Map 92-12, Parcel 359):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the easterly part of Lot No. 61 on the map of Hynes' Addition, as of record in Minute Book "B", Page 85, Chancery Court, at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, October 29, 1943, as follows:

Beginning on the northerly margin of Church Street, as widened, at a point 35.8 feet east of the easterly margin of 15th Avenue North, said point being the center of a party wall; thence, with the center of said party wall northerly 59.66 feet to the northern terminus of said wall, continuing in the same direction 73.7 feet, more or less, in all 133.36 feet, more or less, to an old fence in the southerly line of the property conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, Page 48, Register's Office for said county; thence, with said line eastwardly 33.2 feet to a stake at the northwest corner of concrete footing; thence, southwardly 133.4 feet to the northerly margin of Church Street; thence, with same westwardly 33.8 feet to the beginning.

Also an easement or right-of-way across the northwesterly part of Lot No. 61 on the map of Hynes' Addition, as of record in Minute Book "B", Page 85, Chancery Court at Nashville, described according to a survey made by S. R. Sanford, Jr., Surveyor, October 29, 1943, as follows:

> Beginning on the easterly margin of 15th Avenue North at a point 118.95 feet north of the northerly margin of Church Street, as widened; thence, with said avenue northwardly 15.4 feet to a spike in an old fence in the southerly line of the property conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, Page 48, Register's Office for said county; thence, with said line eastwardly 53.3 feet; thence, southwardly 15 feet; thence, westwardly 50.2 feet to the beginning.

PARCEL 2 (Map 92-12, Parcel 359):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 62 on the map of Hynes' Addition, of record in Minute Book "B", Page 85, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the north margin of Church Street, as widened, 47 feet west of the westerly margin of a 20-foot alley at the southwest corner of the property conveyed to D. L. Nicholson and wife by deed of record in Book 1097, Page 340, Register's Office for said county; thence, with the margin of said street westerly 23 feet to a point at the common corner of Lots Nos. 61 and 62; thence, with the line between said lots northerly 132 1/2 feet, more or less, to a point; thence, easterly 70 feet, more or less to the easterly margin of said 20-foot alley; thence, with the margin of the same southerly 12 1/2 feet to a point at the northeast corner of the property conveyed to Deluxe Ice Cream Company by deed from John W. Kelley and wife, of record in Book 1281, Page 624, Register's Office for said county; thence, along said Deluxe Ice Cream Company's north line and along the north line of said Nicholson lot above-mentioned westerly 47 feet to a point; thence, along Nicholson's westerly line southerly 120 feet to the point of beginning.

PARCEL 3 (Map 92-12, Parcel 357):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 60 on the map of the Hynes' Addition, of record in Book 1, Page 21, of the Chancery Court at Nashville, and described as follows:

Beginning at a point in the easterly margin of 15th Avenue North, 171 feet 11 inches, more or less, north of Church Street, as widened, being the southwest corner of the property conveyed to Tennie L. Smith by deed of record in Book 919, Page 778, Register's Office for said county; thence, along Smith's southerly line easterly 158 feet, more or less, to the westerly margin of a 20-foot alley; thence, with the margin of the same southerly 45 1/2 feet to a point; thence, westerly 154 feet, more or less, to the easterly margin of 15th Avenue North; thence, with the margin of same northerly 35 feet 5 inches to the point of beginning.

PARCEL 4 (Map 92-12, Parcel 356):

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly part of Lot No. 59 and the northerly part of Lot No. 60 on the Plan of Hynes' Addition, as of record in Plan No. 1, Page 21, Chancery Court at Nashville, described as follows:

Beginning on the easterly margin of 15th Avenue North, formerly Carroll Street, at a point 171 feet 11 inches north of the northerly margin of Church Street, as widened, said point being the northwest corner of Tract No. 1 conveyed to M. J. Halloran by deed from Robert Vaughn, Clerk and Master, of record in Book 472, Page 48, Register's Office for said County; thence, with the easterly margin of said avenue northwardly 59 feet, 7 inches, more or less, to the southwest corner of the property conveyed to Fannie Mitchell by deed from R. H. Thompson and wife, of record in Book 546, Page 252, said Register's Office; thence, with her southerly line eastwardly 166 feet, more or less, to the westerly margin of an alley; thence, with said alley southwardly 47 1/2 feet more or less, to the northeast corner of said Halloran lot; thence, with the northerly line of same westwardly 158 feet, more or less, to the beginning.

IN WITNESS WHEREOF, this instrument has been executed this 25 day of March, 2021.

Fred Thomas Horrell

STATE OF Florida]
COUNTY OF Polk]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Fred Thomas Horrell, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 25 day of March, 2021.

Notary Public State of Florida
Alysha Maria Layland
My Commission GG 953624
Expires 02/02/2024

Notary Public
My Commission Expires: 2/2/2024

STATE OF Tennessee]
COUNTY OF Davidson]

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 15th day of March, 2021.

Notary Public
My Commission Expires: 7/9/22

RAQUEL LESHIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022