This Instrument Prepared By
And After Recording Return to:
Regan S. Steepleton, Esq.
Evans Petree, PC
1715 Aaron Brenner Drive, Suite 800
Memphis, Tennessee 38120

Karen Johnson Davidson County
Batch# 679658 DEEDQC
07/20/2021 10:48:17 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210720-0097045

QUITCLAIM DEED

WHEREAS, Maurice Mason Acree, Jr., as Trustee of the Maurice Mason Acree, Jr. Revocable Trust, as amended, dated April 19, 2002 (the "Trust Agreement"), was the owner of the hereindescribed property;

WHEREAS, on or about March 8, 2013, Maurice Mason Acree, Jr. died in Davidson County, Tennessee, whereafter Nancy Acree served as sole trustee of the Trust by reason of the terms of the Trust Agreement;

WHEREAS, on or about March 13, 2021, Nancy Acree died;

WHEREAS, on or about May 28, 2021, pursuant to Tenn. Code Ann. § 35-15-704(c), William Q. "Bill" Acree was appointed as Successor Trustee of the Trust, of record in the Davidson County, Tennessee Register's Office as Instrument No. 20210528-0072315;

WHEREAS, pursuant to the terms of the Trust Agreement, the Trust shall now terminate, therefore,

KNOWN ALL PEOPLE BY THESE PRESENTS, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, and pursuant to the terms of the Trust Agreement, William Q. Acree, Successor Trustee of the Trust, does hereby convey and quitclaim unto William Q. "Bill" Acree, individually, all right, title and interest in and to the following described property in Davidson County, Tennessee, to-wit:

Tract No. 1:

LAND in Davidson County, Tennessee, being Lot Nos. 137 and 138 on the Plan of Murphy Land Company's Property, Block No. 10, Division "B", as of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee. Said Plan shows said property subdivided into blocks, but does not show the blocks subdivided into small lots. According to a printed copy of an unregistered Plan subdividing said blocks into lots, said Lot Nos. 137 and 138 front together 100 feet on the easterly margin of 22nd Avenue North, formerly Felder Avenue, and run back between parallel lines 168 feet to an alley.

Tract No. 2:

LAND in Davidson County, Tennessee, being Lot No. 139 on the Plan of Murphy Land Company's Property, a part of Block No. 10, Division "B", as of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING in the eastern margin of 22nd Avenue North, formerly Felder Avenue, 206 feet North of the Northeast corner of 22nd Avenue North and Murphy Avenue; thence, easterly 168 feet parallel with Murphy Avenue to an alley; thence, northwardly 50 feet along said alley; thence, westerly 168 feet parallel with Murphy Avenue, to the eastern margin of 22nd Avenue North; thence, southwardly 50 feet along said Avenue to the BEGINNING.

TRACTS 1 and 2 being the same property conveyed to Maurice M. Acree, Jr., Trustee of the Maurice Mason Acree, Jr. Revocable Trust dated April 19, 2002, as amended, by Quitclaim Deed from Maurice M. Acree, Jr., M.D., of record in the Register's Office for Davidson County, Tennessee as Instrument No. 20021120-0143856.

This deed has been prepared without the benefit of a title search and solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

[SIGNATURE PAGE AND ACKNOWLEDGEMENT(S) TO FOLLOW]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed as of the 12th day of July, 2021.

GRANTOR:

WILLIAM Q. ACREE, SUCCESSOR TRUSTEE
of the Maurice Mason Acree, Jr. Revocable Trust
u/t/a dated April 19, 2002, as amended

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SHELBY)

Before me, a Notary Public of the State and County aforesaid, personally appeared, William Q. Acree, 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 and acknowledged that he executed the same as his free act and deed.

WITNESS my hand, at office, this 12th day of July 2021.

Notary Public

ANNA D KENNEDY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 03-18-2026

My Commission expires: _____

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 12th day of July, 2021.

Notary Public

ANNA D KENNEDY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 03-18-2026

My Commission expires: _____

New Property Owner and Mail Tax Bills to:

William Q. Acree
812 Forest Hills Drive
Nashville, Tennessee 37220

Property Address:

342 22nd Avenue N
Nashville, Tennessee 37203

Parcel ID No.: 09211028200