THIS INSTRUMENT PREPARED BY AND RETURN TO:
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Karen Johnson Davidson County
Batch# 691356 DEEDQC
08/05/2021 11:17:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210805-0105422

This deed is prepared without benefit of title examination at the request of the Grantor and Grantee.

QUITCLAIM DEED

Know all men by these presents that **Mathew John Pfeffer**, unmarried (the "Grantor"), for and in consideration of Ten Dollars ($10.00), does hereby bargain, convey, remise, release, and quitclaim unto **Mathew J. Pfeffer, Trustee of the Mathew Pfeffer Living Trust dated July 30, 2021**, (the "Grantee"), and Grantee's successors, heirs, and assigns, all of Grantor's right, title, and interest in an to the following described real estate located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot 1 on the Plan of W.P. Wilburn Subdivision, of record in Plat Book 5190, Page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Said point being the northeast corner of the subject parcel and the point of beginning; thence, from that point and with the west line of the said lot 1 of Wilburn South 20 degrees 46' West 102.00 feet to a point, (the southeast corner of subject parcel); thence North 69 degrees 14' West 50 feet to a point, (the southwest corner of subject parcel); thence North 20 degrees 46' East 100 feet to a point, (northwest corner of subject property); thence South 71 degrees 31' East 50 feet to the point of beginning.

There is included in this conveyance all of the Grantor's rights in and to an easement granted to him for access over, upon and through an adjacent parcel of land, which is described as follows:

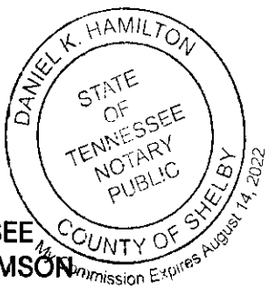
> Beginning at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being located on the centerline of Lakeshore Drive approximately 2277 feet East of the eastern margin of 32nd Street; thence North 12 degrees 14' East 25 feet, more or less, to a point (monument) in the northern margin of Lakeshore Drive which point is the southeast corner of the property conveyed to Wilburn E. Hunt by deed of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee; thence along Hunt's eastern property line North 12 degrees 14' East 415.9 feet to a point (monument), which point is the southwest corner of the property conveyed to Harry A. Hosey, etux, by deed of record in Book 3648, page 296, Register's Office for Davidson County, Tennessee; thence along Hosey's southern property line South 69 degrees 14' East 20.2 feet to a point (monument); thence South 12 degrees 16' West 409.3 feet along the

western boundary line of the property conveyed to W.P. Wilburn, etux, by deed of record in Book 1097, page 80, Register's Office for Davidson County, Tennessee, to a point (monument) in the northern margin of Lakeshore Drive, which point is the southwest corner of W.P. Wilburn's property; thence South 12 degrees 16' West 25 feet, more or less, to a point located on the centerline of Lakeshore Drive, approximately 2297 feet East of the eastern margin of 32nd Street; thence North 88 degrees 37' West 20.0 feet to the point of beginning, containing 0.2 acres, more or less.

This real property being all of the property conveyed to the Grantor by deed of record at **Instrument No. 20201218-0149926** in the Register's Office for Davidson County, Tennessee.

[End of page; signature and notary on following page]

WITNESS the Grantor's hand in Franklin, Williamson County, Tennessee, on this 30th day of July, 2021.



Grantor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of July, 2021, before me, a Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Mathew John Pfeffer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that he executed the within instrument of his own free act and deed for the purposes therein contained.

NOTARY PUBLIC

New Owner Name and Address:	Mail Tax Notice to:
Mathew J. Pfeffer, Trustee Mathew Pfeffer Liv. Tr. dated 7/30/2021 3051 Lakeshore Drive Old Hickory, TN 37138	Mathew J. Pfeffer, Trustee Mathew Pfeffer Liv. Tr. dated 7/30/2021 3051 Lakeshore Drive Old Hickory, TN 37138
Property Address: 3051 Lakeshore Drive Old Hickory, TN 37138	Parcel ID Number: 05409000800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00. This is a transfer to a revocable living trust.

Affiant

Subscribed and sworn to before me this 30th day of July, 2021.

Notary Public

