THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 5th day of August, 2021.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Karen Johnson Davidson County
Batch# 691876 DEEDQC
08/06/2021 11:05:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0106167

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hugh Robert Gaston, Trustee, and Elizabeth Robinette Weiss Gaston, Trustee 4901 Park Avenue Nashville, TN 37215	New Owner	Map/Parcel: 091-15-0-270.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **HUGH R. GASTON and ELIZABETH R.W. GASTON, husband and wife** (hereinafter collectively the "Grantor"), do hereby quitclaim, transfer and convey to **HUGH ROBERT GASTON, Trustee of The Hugh Gaston Trust, dated July 16, 2021, and ELIZABETH ROBINETTE WEISS GASTON, Trustee of The Elizabeth Robinette Weiss Gaston Trust, dated July 16, 2021**, their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being certain Real Estate situated in the City of Nashville, in said County of Davidson, lying and being on the west side of Forty Ninth Avenue, formerly called Eighth Street, and on the south side of Park Avenue, formerly called First Street, and particularly described as follows:

Beginning at the northwest corner of said lot, the point of intersection of Forty Ninth Avenue and Park Avenue, runs thence westerly with the S.B. line of said Park Avenue, seventy-five feet; thence southerly parallel with Forty Ninth Avenue one hundred fifty feet to the N.B. line of a twenty-five foot alley; thence easterly with the N.B. line of said alley seventy-five feet to Forty Ninth Avenue; thence northerly with the W.B. line of said street one hundred fifty feet to the beginning.

This legal description having been taken from the prior recorded Deed referenced below.

Being the same property conveyed to Hugh R. Gaston and Elizabeth R.W. Gaston, husband and wife, by Warranty Deed from Wendell G. Goodman and wife, Lucy E. Goodman, dated March 31, 2015 and of

record in Instrument No. 20150402-002864640213-0012646, Register's Office for Davidson County, Tennessee. Hugh R. Gaston and Hugh Robert Gaston are one and the same person. Elizabeth R.W. Gaston and Elizabeth Robinette Weiss Gaston are one and the same person.

This is improved property known as: 4901 Park Avenue, Nashville, TN 37209.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. This conveyance was made based on information provided by Grantor and without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2021.

HUGH R. GASTON

ELIZABETH R.W. GASTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hugh R. Gaston and Elizabeth R.W. Gaston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at Office, this 5th day of August, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022