BOX 10-B

Karen Johnson Davidson County
Batch# 707102 DEEDQC
08/30/2021 02:12:53 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210830-0116730

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA L. HANEY, ET VIR	**SAME**	**091-09-0-075.00 & 091-09-0-055.00**
(NAME) **5324 HYDES FERRY PIKE**	(NAME)	**091-09-0-072.00 & 091-09-0-117.00**
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	**091-09-0-074.00 & 091-09-0-073.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MELISSA L. HANEY, BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM AND CONVEY TO MELISSA L. HANEY AND HUSBAND, JOE D. HANEY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTIES

This conveyance is subject to any and all easements, conditions and restrictions and any other matter which may affect said properties of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved(X) property known as: **6013, 6015, 6203, 6017, 5905 ROBERTSON AVE., AND 0 ROBERTSON AVE., NASHVILLE, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 27 day of August, 2021.

MELISSA L. HANEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Melissa L. Haney**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of August, 2021.

My Commission Expires: **May 2, 2022**



Notary Public

EXHIBIT "A"

TRACT 1:
6013 ROBERTSON AVENUE - MAP & PARCEL 091-09-0-075.00

Being the westerly 65 feet of the easterly 70 feet of Lot No. 11 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, Register's Office for Davidson County, Tennessee.

Said part of Lot No.11 fronts 65 feet on the southerly side of Robertson Road and runs back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041661, Register's Office for Davidson County, Tennessee.

TRACT 2:
6015 ROBERTSON ROAD, NASHVILLE, TN 37209 - MAP & PARCEL 091-09-0-074.00

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

Being the westerly 30 feet of Lot No. 11 and the easterly 40 feet of Lot No. 12 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19 and 20 in B.F.Cockrill's Land, as of record in Book 421, Page 63, Register's Office for said County.

Said parts of said Lots No. 11 and 12 front together 70 feet on the southerly side of Robertson Street and run back 217.8 feet between parallel lines, to a dead line.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041661, Register's Office for Davidson County, Tennessee.

TRACT 3:
6203 ROBERTSON AVENUE - MAP & PARCEL 091-09-0-055.00

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 24 on the Map of T.M. Nall's Subdivision of Lots 18, 19, and 20, of B.F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041661, Register's Office for Davidson County, Tennessee.

TRACT 4:
6017 ROBERTSON AVENUE - MAP & PARCEL 091-09-0-072.00

Being the northwesterly part of Lot No. 12 on the Plan of T.M. Nall's Subdivision of Lots Nos. 18, 19, and 20 of the B.F. Cockrill Farm, as of record in Book 421, Page 63, said Register's Office.

Said part of said Lot fronts 60 feet on the southerly side of Robertson Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041661, Register's Office for Davidson County, Tennessee.

TRACT 5:
5905 ROBERTSON AVENUE - MAP& PARCEL 091-09-0-117.00

Land in Davidson County, Tennessee being part of Lot No. 2 on the Map of T. M. Nall's Subdivision of the B. F. Cockrill Lands, of record in Book 421, page 63, Register's Office for said County, as follows:

Beginning at a point in the south margin of Robertson Street, 105 feet west of the westerly margin of Elaine Street; at the northwest corner of the property conveyed to W. L. Bates and wife, by deed of record in Book 1515, page 95, Register's Office for said County; said point likewise being the common corner of Lots Nos. 1 and 2 of said Subdivision; thence along Bates' west line between Lots Nos. 1 and 2 on the north line of the property conveyed to D. C. Ford and wife, by deeds of record in Book 1385, page 282, and in Book 1473, page 616, said Register's Office; thence along Ford's north line, westerly 41 feet to Ford's northwest corner; thence with his west line, southerly 16.5 feet to a point; thence westerly 18 feet to the southeast corner of the property conveyed to W. C. Threet and wife, by deed of record in Book 1585, page 139, said Register's Office; thence along Threet's east line northerly 213 feet more or less to the south margin of Robertson Street; thence with the margin of the same, easterly 56 feet to the point of beginning.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated April 22, 2017, of record in Instrument No. 20170427-0041661, Register's Office for Davidson County, Tennessee.

TRACT 6:
0 ROBERTSON AVENUE - MAP & PARCEL 091-09-0-073.00

Being certain property located on Robertson Avenue, part of Lot 12 Nall Subdivision Cockrill being 60 x 68 in size, Field Book 08DA 20255, Map & Parcel No. 91-9-73.

Being the same property conveyed to **MELISSA L. HANEY** from Monica N. Slater (f/k/a Monica N. Mann), Melissa L. Haney (f/k/a Melissa L. Mann), Margarett M. Kimble (f/k/a Margarett M. Mann a/k/a Margaret M. Mann), and Mitchell G. Mann, as Successor Co-Trustees of the Billy G. Mann & Nancye Lee Mann Family Trust created by Declaration of Trust dated June 26, 2007, by Special Warranty Deed dated June 30, 2017, of record in Instrument No. 20170714-0070909, Register's Office for Davidson County, Tennessee.