QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 738789 DEEDQC
10/18/2021 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211018-0139715

JM-WB-21-7815

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 THE 7th DAY OF October, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JORDAN V. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/05/2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry Fair and Blythe Fair, husband and wife	**NEW OWNER**	
(NAME)	(NAME)	**156-00-0-094.00**
7815 Highway 100,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY DENNIS FAIR AND BLYTHE CUTLER FAIR, CO-TRUSTEES OF THE THE JERRY D. FAIR AND BLYTHE CUTLER FAIR LIVING TRUST, DATED MARCH 24, 1999,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY FAIR AND BLYTHE FAIR, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

All that tract or parcel of land located in the 9th Civil District of Davidson County, Tennessee, on Highway 100, and being more particularly described as follows according to a survey and legal prepared by Phillip E. Holmes, Jr., Surveyor, RLS N. 1728, Volunteer Land Surveying Services, 1004 Grandview Drive, Nashville, Tennessee;

Beginning at the northwesterly corner of Lot 1 on the plan of Frazier Bend, as of record in plat book 5060, page 133: Thence North 53 degrees 45 minutes 00 seconds East 156.00 feet to a point; Thence South 43 degrees 45 minutes 00 seconds East 70.44 feet to an iron pin; Thence South 43 degrees, 45 minutes 00 seconds East 209.56 feet to a point; Thence South 53 degrees 45 minutes 00 seconds West 156.00 feet to a point; Thence North 43 degrees 45 minutes 00 seconds East 280.00 feet to the point of beginning, containing 0.99 acres.

Being the same property conveyed to Jerry Dennis Fair and Blythe Cutler Fair, Co-Trustees of the Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999 by Warranty deed from William T. Caverly husband and Angelina M. Caverly, wife of record in Instrument No. 20210107-0003365 Register's Office for Davidson County, Tennessee, dated January 04, 2021 and recorded on January 07, 2021.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **7815 Highway 100, Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 7th day of October, 2021.

The Jerry D. Fair and Blythe Cutler Fair Living Trust, dated March 24, 1999

BY: _____
Jerry Dennis Fair
Co-Trustee

BY: _____
Blythe Cutler Fair
Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY DENNIS FAIR, CO-TRUSTEE of THE JERRY D. FAIR AND BLYTHE CUTLER FAIR LIVING TRUST, DATED MARCH 24, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLYTHE CUTLER FAIR, CO-TRUSTEE of THE JERRY D. FAIR AND BLYTHE CUTLER FAIR LIVING TRUST, DATED MARCH 24, 1999, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of October, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

I, Jordan T. Myers, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/07/2021 (date of document).

Affiant Signature

Date 10/07/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

