Karen Johnson Davidson County
Batch# 759566 DEEDQC
11/23/2021 10:48:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211123-0155346

THIS INSTRUMENT PREPARED BY, AND WHEN RECORDED, RETURN TO: Nelson Mullins Riley & Scarborough LLP 150 4th Avenue North, Suite 1100 Nashville, TN 37219 Attn: Brendi E. Kaplan	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is: $0.00 **STATE OF TENNESSEE** **COUNTY OF DAVIDSON** **The actual consideration or true value, whichever is greater for this transfer is** **$** 0.00 _____, **Affiant** **Subscribed and sworn before me this the** 23 **Day of** NOV, 2021. G. Hayes, **Deputy Register** Notary Public My commission expires: _____

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Daniel Goscombe, Trustee of the 2225 11TH Avenue South Trust c/o Cal Financial Group 1200 Villa Place, Suite 407 Nashville, TN 37212-3045	**New Owner**	**105-13-0-220.00**

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **LOUISE M. TAYLOR**, a Tennessee resident, Trustee of the 2225 11TH Avenue South Trust ("***Grantor***"), hereby quitclaims and conveys to **DANIEL GOSCOMBE**, a Tennessee resident, Successor Trustee of the 2225 11TH Avenue South Trust ("***Grantee***"), any right, title and interest of Grantor in and to the premises located in Davidson County, Tennessee and described in **Exhibit A**, attached hereto and incorporated herein by reference, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***").

The Property is improved property commonly known as **2225 11th Avenue South, Nashville, Tennessee 37204**.

Grantor makes no representation or warranty whatsoever with respect to the Property or the ownership thereof. The Property is subject to all such limitations, restrictions and encumbrances as may affect such Property.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE
TO
QUITCLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17 day of August, 2020.

GRANTOR:

Louise M. Taylor, as Trustee of the 2225 11TH Avenue South Trust, and not otherwise

STATE of TENNESSEE)
) ss:
COUNTY of DAVIDSON)

On this 17 day of August, 2020, before me personally appeared Louise M. Taylor, Trustee of the 2225 11TH Avenue South Trust, the within named bargainor, personally known to me (or proved by satisfactory evidence) and who, being authorized to do so, has executed the foregoing instrument, and acknowledged that she has executed the same by signing her name as such Trustee.

WITNESS my hand and official seal at Nashville, Tennessee this 17 day of August, 2020.

Notary Public

My Commission Expires:
My Commission Expires
November 8, 2022

NOLA DOUGLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being part of a lot marked two acres and 89 Poles on the W.L.B. Lawrence Plan of lots, of record in Book 21, Page 148, in the Register's Office for Davidson County, Tennessee: being Lot No. 9 on the unrecorded plan of T.O. Tune's Subdivision, more particularly described as follows:

Beginning on the westerly margin of 11th Avenue, South, extended formerly Bertie Avenue, at a point 604 feet south of the southerly margin of Lawrence Avenue, said point being the southeast corner of Lot No. 10 on the Duckworth Plan of Lots; thence 106 feet to the southwest corner of said Lot No. 10 westwardly 106 feet to the southwest corner of said Lot No. 10, continuing in the same direction 74.7 feet in all 180.7 feet to the easterly margin of a proposed alley; thence with said proposed alley southwardly 50 feet to the dividing line between lots 9 and 10 on said Tune subdivision; thence with the line between said lots eastwardly 186.7 feet to the westerly margin of 11th Avenue, South; thence with said Avenue northwardly 50 feet to the beginning.

Being the same property conveyed to LOUISE M. TAYLOR, Trustee of the 2225 11TH Avenue South Trust, by deed from JONATHAN PAUL GILLETTE, of record in Instrument No. 20131031-0113278, in the Register's Office for Davidson County, Tennessee.