Karen Johnson Davidson County
Batch# 773068 DEEDQC
12/13/2021 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211213-0164693

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (WLH)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:
James Edward Attrill, Jr., and
Francine Alice Attrill, Co-Trustees
Fran and Ed Attrill Trust
1816 Cromwell Drive
Nashville, TN 37215

Send Tax Bills To:
same

Map/Parcel Number:
158 11 0 032.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James Edward Attrill, Jr. and wife, Francine Alice Attrill (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to James Edward Attrill, Jr. and Francine Alice Attrill, Co-Trustees and their successors in trust, of the Fran and Ed Attrill Trust dated December 9, 2021, a Tennessee Community Property Trust (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, located in the City of Forest Hills and being the North westerly portion of Lot No. 21 of Forrest Trails as recorded in Book 3700, page 25, Register's Office for Davidson County, Tennessee, being more particularly described by a survey prepared by Turner Engineering Co., dated August 6, 1985, as follows:

Beginning at a point in the southerly margin of Cromwell Drive, said point being the northwesterly front corner of the subject property and also being 899.16 feet from the intersection of Old Hickory Blvd. and Cromwell Drive; thence with the southerly margin of Cromwell Drive North 53 degrees 58 minutes East 120 feet to a point at the beginning of a curve; thence continuing with said margin of Cromwell Drive and with said curve a distance of 85.0 feet to a point; thence leaving Cromwell Drive South 46 degrees 37 minutes 06 seconds East a distance of 445.0 feet to a point; thence South 51 degrees 29 minutes 21 seconds West 208.60 feet to a point; thence North 46 degrees 06 minutes 11 seconds West 444.88 feet to the point of beginning and containing 2.076 acres more or less.

Being the same property conveyed to James Edward Attrill, Jr. and wife, Francine Alice Attrill, by Quitclaim Deed from James Edward Attrill, Jr. dated July 10, 2012, of record at Instrument No. 20120710-0060580, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1816 Cromwell Drive, Nashville, Tennessee 37215.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 9th day of December, 2021.

James Edward Attrill, Jr., Grantor

Francine Alice Attrill, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James Edward Attrill, Jr., Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 9th day of December, 2021.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Francine Alice Attrill, Grantor, the within named 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 seal at office in Nashville, Tennessee, this 9th day of December, 2021.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

James Edward Attrill, Jr., Affiant

Subscribed and sworn to before me this 9th day of December, 2021.

Notary Public

My Commission Expires: March 6, 2024

STACIE L. BEISHUIZEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, William L. Harbison, 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 December 9, 2021.

William L. Harbison

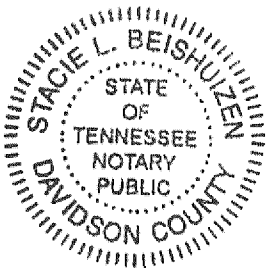
December 9, 2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 9th day of December, 2021.

Notary Public

My Commission Expires: March 6, 2024



NOTARY PUBLIC
Stacie L. Beishuizen
My Commission Expires
March 06, 2024
STATE OF TENNESSEE

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