Karen Johnson Davidson County
Batch# 788080 DEEDQC
01/12/2022 10:25:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0004104

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

ADDRESS NEW OWNER:
Nashville Properties LLC
P. O. Box 2089
Goodlettsville, Tennessee 37070

SEND TAX BILLS TO:
Same as new owner

TAX MAP/PARCEL #
Multiple Parcels
See Below

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: For no money consideration, but to comply with our Marital Dissolution Agreement and the resulting Final Decree of Divorce in the case of Erin L. Byrum vs. Jeffrey A. Byrum, Case 2021-CV-225 in the Circuit Court for Robertson County, Tennessee and to convey and set out the within properties, which are decreed to Jeffrey A. Byrum, to the Grantee Limited Liability Company according to his wishes, We, **JEFFREY A. BYRUM and ERIN L. BYRUM,** quitclaim and convey to **NASHVILLE PROPERTIES, LLC,** all of our right, title and interest in and to the following tracts of real property in Davidson County, Tennessee:

Tract I: 3116 Milliken Rd., Map 015-014-0, Parcel 063.00

Land in Davidson County, Tennessee, being Lot 23, SECTION II, WILLIAM HILLS Subdivision, as shown on plat of record in Plat Book 4460, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 23 fronts 155.34 feet on the easterly margin of Milliken Drive and runs back between lines 285.0 feet on both the Northerly and Southerly lines to a line on the rear on which it measures 153.96 feet thereon.

Being the same property conveyed to Jeff Byrum, Unmarried by warranty deed from Karen Thomas and husband Chad Thomas, of record as Instrument 20071004-0118437, said Register's Office. Jeff Byrum and Jeffrey A. Byrum are the same person.

Tract II: 610 Creative Way, Map 051-00-0, Parcel 064.00

LAND in Davidson County, Tennessee, being Tract No. 1 of Part of Lot No. 6 of the Willie Williams Land, of record in Book "B", page 198, County Court for Davidson County, Tennessee, as shown on a survey made by Stephen A. Draper, Surveyor, July 8, 1958, as follows:

BEGINNING at a point in the northerly margin of Childress Road, which point is north 86 deg. 17′ west 38 feet from a 12 foot road; thence with Childress Road north 86 deg. 17′ west 69 feet to a point; thence north 3 deg. 43′ east 150 feet to a stake; thence eastwardly 69 feet to a stake; thence south 3 deg. 43′ west 150 feet to the point of beginning.

BEING the same property conveyed to Jeff Byrum by warranty deed from Estate of William H. Sadler, Deceased, Ruth E. Sadler, Executor, of record as Instrument 20031209-0176502, said Register's Office. Jeff Byrum and Jeffrey A. Byrum are the same person.

Tract III: 908 Douglas Avenue, Map 072-13-0, Parcel 316.00

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 34 on the Plan of Sharpe and Horn's Fourth Addition as of record in Book 161, page 172, Register's Office for Davidson County, Tennessee. Property being further described according to a survey by John Kohl dated October 30, 1986 as follows: Said part of Lot No. 34 fronts 50 feet on the Southerly side of West Douglas Avenue, formerly Hinton Street; and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jeffrey Byrum and wife Erin Byrum by warranty deed from Lisa Elaine Byrum, of record as Instrument 20200619-0065853, said Register's Office. Jeffrey Byrum and Jeffrey A. Byrum are the same person. Erin Byrum and Erin L. Byrum are the same person.

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signatures of the Grantors this date: 1/5/2022

Jeffrey A. Byrum

Erin L. Byrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Jeffrey A. Byrum**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1/9/2022

Notary Public

My commission expires: 1/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named **Erin L. Byrum**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 1/5/2022

Notary Public

My commission expires: 1/9/2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $ -0-.

Theresa C. Richardson
Affiant

Sworn to and subscribed before me this date: 1/5/2022

Notary Public

My commission expires: 1/9/2022

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 5TH day of JANUARY, 2022.

Date: 1-5-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 5TH day of JANUARY, 2022.

Theresa C Richardson

My commission expires 7/9/2024.

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY