Karen Johnson Davidson County
Batch# 788114 DEEDQC
01/12/2022 10:46:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220112-0004145

PREPARED BY:

Robert J. Hazard, Esq.
Gullett Sanford
Robinson & Martin pllc
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, December 27, 2021.

Notary Public

My Commission Expires: 3-6-25

New Owner Address:
Edward Randolph Howell, Trustee
3409 Springbrook Drive
Nashville, TN 37204

Send Tax Bills To:
Same

Map-Parcel Number
131 15 0 024.00

QUITCLAIM DEED

Edward Randolph Howell, Trustee of the Mary Tucker Revocable Living Trust, dated January 12, 2021 ("Grantor") for consideration of $10.00, hereby releases, remises and quitclaims unto **Edward Randolph Howell, Trustee of the Mary Tucker Revocable Living Trust U/A/ FBO Edward Randolph Howell** all the right, title and interest of the Decedent's estate in and to a tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

826399.1/020201191

WITNESS my hand on this day, December 27 2021.

Edward R Howell

Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust, dated January 12, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust, dated January 12, 2021**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 27, 2021.

Debbie Slocum
Notary Public

DEBBIE SLOCUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/2024

826399 1/020201191

EXHIBIT A

LAND in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3, formerly Reserved Parcel "A" on the revised Map of the Agnes Russell Property as of record in Book 3842, page 246, and by instrument of record in Book 4451, page 775, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of a private drive running into Granny White Pike, said point being the northwest corner of Lot No. 1 on said Plan conveyed to Harold H. Robinson and wife by deed of record in Book 4165, page 223, Register's Office for said County, thence with the line between said Lot No. 1 and Lot No. 3 formerly Reserved Parcel "A" and Harold H. Robinson's line southwardly 172.5 feet to a point; thence south 83° 04' west 228.74 feet to a point in the eastern boundary line of Harpeth Acres Section V; thence with same north 3° 17' east 222.70 feet to a point; thence south 85° 44' east 188.4 feet to the western terminus of said Private Drive; thence with the same south 4° 16' west 11 feet to the southerly margin of said Drive; thence with the same eastwardly 40 feet to the beginning.

Being the same property conveyed to Mary Tucker Howell, Trustee of the Mary Tucker Revocable Living Trust, dated January 12, 2021, from Mary T. Howell, an unmarried woman, of record as Instrument No. 20210203-0015713, Register's Office for Davidson County, Tennessee.

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

This is improved property commonly known as 4709 Granny White Pike, Nashville, TN 37220.

True Copy Certification

I, Robert J. Hazard, Esq., 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 December 27, 2021.

Affiant Signature

Date: January 5, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Sowney, a notary public for this county and state, Robert J. Hazard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, January 5, ~~2021~~ 2022.

Notary's Signature

My Commission Expires: 7/7/2025

Notary's Seal

AMY L. SOWNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025