Karen Johnson Davidson County
Batch# 788730 DEEDQC
01/12/2022 01:05:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220112-0004391

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of grantee's knowledge, information and belief, the actual consideration for the transfer is $0.00.

James Bryan Lewis, Grantee

Subscribed and sworn to before me this 1st day of March, 2021.

Notary Public

My Commission Expires:

REBECCA S. FISHBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP / PARCEL
James Bryan Lewis 1300 Division St. Ste 307 Nashville, TN 37203	Same	Map 94-13 Parcel 29

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Hilda M. Lewis, Trustee of the James A. Lewis Living Trust dated March 24, 1999, as amended to date**, the "**Grantor**", does hereby convey, transfer, remise, release, relinquish and quitclaim unto **James Bryan Lewis**, the "**Grantee**", all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 1st day of March, 2021.

The James A. Lewis Living Trust dated March 24, 1999, as amended to date

By: Hilda M Lewis
Hilda M. Lewis, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rebecca S. Fishburn, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Hilda M. Lewis, Trustee of the James A. Lewis Living Trust dated March 24, 1999, as amended to date, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 1st day of March, 2021.

REBECCA S. FISHBURN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

Rebecca S. Fishburn
Notary Public

My Commission Expires: _____

EXHIBIT A

Part of Lot No. 15 of Block "K" in the Hermitage Addition, a plan which is of record in Plan Book 57, Pages 42-43, and 108, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at the South East intersection of Keith and Green Streets; thence eastwardly along Green Street 50 feet; thence southwardly 150 feet, more or less, to Hermitage Avenue; thence westwardly along Hermitage Avenue 58-1/3 feet to Keith Street; thence northwardly along Keith Street, 150 feet to the beginning.

Being the same property conveyed to James A. Lewis & Robert J. Joslin, Jr., by Warranty Deed dated March 29, 2001 from John E. Stevenson and W.P. Stevenson, recorded on April 4, 2001, of record in Instrument No. 20010404-0032509, Register's Office for Davidson County, Tennessee. The said James A. Lewis having since died, his One-Half (1/2) undivided interest passed under his Last Will & Testament of record in the Davidson County, Tennessee, Probate Court Docket 20P1818, to the James A. Lewis Living Trust dated March 24, 1999, as amended to date, Hilda Lewis, Trustee.

This is improved property known as 165 Little Green Street, Nashville, TN 37210.