Karen Johnson Davidson County
Batch# 793803 DEEDQC
01/21/2022 10:32:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220121-0008046

THIS INSTRUMENT PREPARED BY:
Heather A. Derrick
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South, Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Sharon J Mullis
AFFIANT

Subscribed and sworn to before me, this 13th day of January, 2022.

Heather A Derrick
Notary Public

My Commission Expires: 5/5/2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

QUITCLAIM DEED TO COMBINE TAX PARCELS

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Nashville Humane Association 213 Oceola Avenue Nashville, TN 37209	New Owner	103-02-0-007.00 103-02-0-008.00

This conveyance is being made for the express purpose of combining Davidson County Map 103-02, Parcels 7.00 and 8.00.

WHEREAS, **NASHVILLE HUMANE ASSOCIATION**, a Tennessee non-profit corporation, is the owner in fee simple of the real property described in Exhibit "A" hereto, being (i) the same property conveyed to Nashville Humane Association by deed from **HOLLY HENSON COTTON f/k/a HOLLY E. HENSON**, dated August 6, 2021, of record in Instrument No. 20210809-0106981, Register's Office for Davidson County, Tennessee; and (ii) the same property conveyed to Nashville Humane Association by deed from **M. WILSON A/K/A MARTHA WILSON**, dated November 30, 2021, of record in Instrument No. 20211202-0159660, Register's Office for Davidson County, Tennessee; and

WHEREAS, the property described in Exhibit "A" hereto is comprised of Davidson County Map 103-02, Parcels 7.00 and 8.00; and

WHEREAS, **NASHVILLE HUMANE ASSOCIATION**, as owner of said property, now wishes to combine the aforementioned Davidson County tax parcels into a single tax parcel.

NOW, THEREFORE, FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and for the express purpose of combining Davidson County Map 103-02, Parcels 7.00 and 8.00 into a single tax parcel, **NASHVILLE HUMANE ASSOCIATION**, a Tennessee non-profit corporation, does hereby quitclaim, transfer and convey unto **WESLEY D. TURNER, TRUSTEE**, his successors and assigns, all right, title and interest in and to the following described real property comprised of Davidson County Map 103-02, Parcels 7.00 and 8.00:

ALL THAT TRACT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

And now, I the said **WESLEY D. TURNER, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim unto **NASHVILLE HUMANE ASSOCIATION**, a Tennessee non-profit corporation, its successors and assigns, all right, title and interest in and to the same property described in Exhibit "A", to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Parcel 7.00 on Davidson County Tax Map 103-02 is improved property located at 211 Oceola Avenue, Nashville, Tennessee 37209. Parcel 8.00 on Davidson County Tax Map 103-02 is improved property located at 209 Oceola Avenue, Nashville, Tennessee 37209.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2022.

NASHVILLE HUMANE ASSOCIATION,
a Tennessee non-profit corporation

BY: _____
Staci Trimm, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STACI TRIMM,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **PRESIDENT** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of January, 2022.

_____
Notary Public

My Commission Expires: 5·5·2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

861352.1/020190133

IN WITNESS WHEREOF, the Trustee has executed this instrument on this 13 day of January, 2022.

WESLEY D. TURNER, as TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, TRUSTEE,** with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 2022.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2025

861352.1/020190133

EXHIBIT A

Tract #1 (Map/Parcel 103-02-0-008.00):

Land in Davidson County, Tennessee, being part of Lot No. 7 as shown on the map entitled C. C. Vernon Farm, of record in Plat Book 161, Page 164, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 7 fronts 50 feet on the westerly side of Oceola Avenue and runs back 200 feet on the northerly lot line and 198 feet on the southerly lot line to a line in the rear which measures 39.2 feet thereon.

Being the same property conveyed to The Nashville Humane Association, a Tennessee non-profit corporation, by Warranty Deed from Holly Henson Cotton, f/k/a Holly E. Henson, of record as Instrument No. 20210809-0106981, Register's Office for Davidson County, Tennessee, dated August 6, 2021, and recorded August 9, 2021.

Tract #2 (Map/Parcel 103-02-0-007.00):

Land in Davidson County, Tennessee, being part of Lot No. 7 in the subdivision of C.C. Vernon's Farm in the Old 12th Civil District, now the 8th Civil District of said County, as of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee, described according to a survey of Hickerson-Miller Engineers, dated June 24, 1960, as follows:

Beginning at a point in the westerly margin of Osceola Avenue 1208 feet from the southwest intersection of Osceola Avenue and Charlotte Pike; thence with the westerly margin of said Osceola Avenue 56 feet to a point; thence South 36 degrees 30 minutes West 200 feet to a point; thence North 52 Degrees 45 minutes West 10.8 feet to a point; thence North 23 degrees 45 minutes East 206 feet to the point of beginning.

Being the same property conveyed to The Nashville Humane Association, a Tennessee non-profit corporation, by Warranty Deed from M. Wilson, unmarried a/k/a Martha Wilson, of record as Instrument No. 20211202-0159660, Register's Office for Davidson County, Tennessee, dated November 30, 2021, and recorded December 2, 2021.

True Copy Certification

I, Heather A. Derrick, 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 January 13, 2022.

Affiant Signature

Date: January 13, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 13th day of January, 2022.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

