Prepared by:
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Karen Johnson Davidson County
Batch# 797931 DEEDQC
02/01/2022 08:28:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220201-0011249

ADAM P. O'DELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.

Susan H. Darrow
Affiant

Subscribed and sworn to before me, this the 25th day of June., 2021.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Merry Christmas Trust 1208 Gartland Ave Nashville, TN 37206	New Owner	083 09 0 075.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SUSAN DARROW, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SUSAN DARROW, TRUSTEE OF THE MERRY CHRISTMAS TRUST DATED JANUARY 18, 2021

HEREINAFTER CALLDE THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly One-half of Lot No. 3 on the Plan of Block 2 in D.H. Bailey's Subdivision of part of the Allison Property, of record in Plat Book 161, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 3 fronts 50.0 feet on the Southerly side of Gartland Avenue and runs back between parallel lines, 160.0 feet in an alley.

Being the same property conveyed to Susan Darrow, a single woman, by Warranty Deed from Roger B. McGaw and Angela F. Kaset, husband and wife, of record in Instrument No. 21-1115, in the Register's Office of Davidson County, Tennessee, dated March 21, 2021.

This conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of T.C.A. 67-5-603, et. Seq.
3. Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of D.H. Bailey's Subdivision of part of the Allison Property, as recorded in Plat Book 161, Page (73)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, the undersigned has executed this Quitclaim Deed on this 24th day of June, 2021.

Susan Darrow

Susan Darrow
Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Susan Darrow Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ~~**Jeffrey P. Sander and Lianette M. Sander**~~, the within named bargainer(s), 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 for the purposes therein contained.

Witness my hand, this 25th day of June, 2021.

ADAM P. O'DELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Notary Public