Karen Johnson Davidson County
Batch# 808458 DEEDQC
02/18/2022 10:54:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220218-0019171

This Instrument Prepared By and Returned To:
Kevin D. Montgomery, Attorney at Law
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Marable Lee Mayo, Jr. ETUX 225 Morton Ave. Nashville, TN 37211	SAME	070-13-0-066.00

I, **MARABLE LEE MAYO, JR.,** do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto **MARABLE LEE MAYO, JR. AND DIANNE S. MAYO,** in and to the following tract of land in Davidson County, Tennessee described as follows:

Tract I: Land situated and being in the old 23rd now 13th Civil District of Davidson County, Tennessee, and being a part of John W. Curtis's Home Tract. Said land herein conveyed fronts 92 1/2 feet on the East side of the Hamilton County Road, and extending back, between parallel lines, towards the river 415 feet.

Tract II: Land in the 13th Civil District of said County, near Bordeaux, lying between the Hamilton Road and Cumberland River, and being a part of the land conveyed by John W. Curtis to Lincoln G. Curtis by deed of record in Book 417, Page 497, Register's Office for said County, described as follows:

Beginning in the Southerly margin of a street 50 feet wide at a point 542.5 feet Easterly from the center of said Hamilton Road, the Northeast corner of a lot conveyed to Martha Josephine Curtis; thence along the Northerly margin of said 50-foot street South 58 degrees East 75 feet to the Northwest corner of a lot conveyed to Will E. Perry thence South 32 degrees West 531 feet to the Southwest corner of a lot conveyed to Willie Dean Harvey; thence North 58 degrees West 202.5 feet; thence North 32 degrees East 371 feet to a point; thence South 58 degrees East 127.5 feet; thence North 32 degrees East 160 feet to the point of beginning. Included in the above description but expressly Excluded from the land herein conveyed by this deed is a parcel of land fronting 75 feet on Cliff Drive and running back between parallel lines 210 feet to the Southerly line of the lot conveyed to Edna King and husband, William King, by deed from Lula F. James of record in Book 3900, Page 900, R.O.D.C. Tennessee. A complete description of this excluded land is set out in the above-mentioned deed from Lula F. James to Edna King and husband and in the deed from Everett Templeton and wife, of record in Book 3311, Page 309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marable Lee Mayo, Jr. by Quitclaim Deed from Donnaveene Mayo Holt of record in Instrument No. 20211117-0153272 Register's Office for Davidson County, Tennessee, dated October 13, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Subject to all matters of record affecting the premises

This is improved property known as: 2130 Buena Vista Pike, Nashville, TN 37218

Witness my hand this 17th day of February, 2022.

Marable Lee Mayo Jr.

MARABLE LEE MAYO, JR.

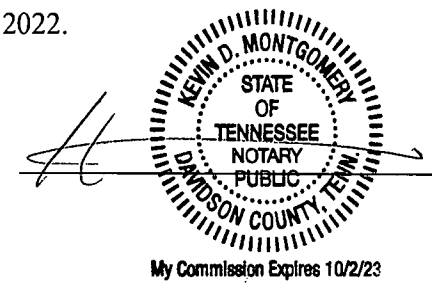
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marable Lee Mayo, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2022.

Commission expires:



Notary Public

My Commission Expires 10/2/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

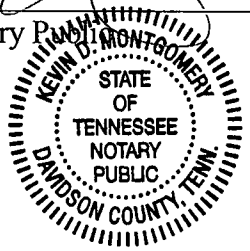
Marable Lee Mayo Jr.

Affiant

Subscribed and sworn to before me, this the 17th day of February, 2022.

Notary Public

My Commission Expires_____



My Commission Expires 10/2/23