Karen Johnson Davidson County
Batch# 824639 DEEDQC
03/18/2022 10:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031613

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eleanor D.T. Gardner	**Same**	
(NAME)	(NAME)	
3706 Woodmont Boulevard		**116 08 0 155.00**
Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SULLIVAN F. MARSDEN, TRUSTEE OF THE JOHN F. PORTERFIELD GST EXEMPT TRUST FBO GRACE PORTERFIELD TEAL, AS TO A SEVENTY PERCENT (70%) UNDIVIDED INTEREST** ("GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELEANOR D.T. GARDNER (F/K/A ELEANOR D. TEAL), MARRIED** ("GRANTEE"), HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Woodmont Park Subdivision, of record in Plat Book 547, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 100 feet on the northerly side of Woodmont Boulevard and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Donald Christian Teal, Jr., by deed from Gail W. Churchill and wife, Marjorie M. Churchill, of record in Book 4973, page 270, dated November 20, 1975, said Register's Office.

Being the same property conveyed to Sullivan F. Marsden, Trustee of The John F. Porterfield GST Exempt Trust FBO Grace Porterfield Teal, as to a Seventy Percent (70%) undivided interest, and Eleanor D. Teal, as to a Thirty Percent (30%) undivided interest, as tenants in common with the right of survivorship by Warranty Deed from Donald Christian Teal, Jr, of record in Instrument No. 20150901-0088622, dated August 27, 2015 and recorded September 1, 2015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is improved commonly known as: **3706 WOODMONT BLVD, NASHVILLE, TN 37215**.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 17th day of March 2022.

THE JOHN F. PORTERFIELD GST EXEMPT TRUST FBO GRACE PORTERFIELD TEAL

Sullivan F. Marsden, Trustee

Sullivan F. Marsden
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sullivan F. Marsden** as Trustee of The John F. Porterfield GST Exempt Trust FBO Grace Porterfield Teal, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

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

Notary Public
My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Ryan Terrell**, 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 3/17/2022.

Affiant

3/17/2022
Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 17th day of March, 2022.

Notary

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

(Seal)

MY COMMISSION EXPIRES: _____