QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 833153 DEEDQC
04/01/2022 11:48:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0038058

L-QCD-22-2311

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/11/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Walter William Colson and Susan Marie Colson	**New Owner**	
(NAME) **C/O Walter Colson Paint and Body Shop**	(NAME)	**08106034000**
2301 Clarksville Pike		
(ADDRESS) **Nashville, TN 37208**	(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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE LITTLE COLSON, TRUSTEE OF THE COLSON FAMILY TRUST**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALTER WILLIAM COLSON AND WIFE, SUSAN MARIE COLSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a part of Lot No. 16 in the plan of the Nichol property of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point 100 feet north of the Wesley Hyde line and 136 feet from the center of 24th Avenue North, runs thence North parallel with said 24th Avenue North, to the middle of the New Bridge Road (Clarksville Pike); thence southeast with the middle of the New Bridge Road (Clarksville Pike) to the west line of the Olen Godsmark or L.O. Moore property; thence with said line South to a point 100 feet north of the Wesley Hyde line; thence West 54 feet to the point of beginning.

Being a portion of the same property conveyed to William Malcolm Colson and Katherine Little Colson, Trustees of the Colson Family Trust, with full power to transfer and convey by either Trustee without the joinder of any beneficiary by Quitclaim Deed from William M. Colson and wife, Katherine L. Colson recorded on July 24, 2015 in Instrument No. 20150724-0073050, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2311 Clarksville Pike, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 30th day of March, 2022.

Colson Family Trust

BY: Katherine Little Colson
Katherine Little Colson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Little Colson, Trustee of Colson Family Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of March, 2022.

Mary Frances Rudy
Notary Public

My Commission Expires:

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212