This instrument was prepared by:

J. Bryan Echols, Esq.
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
(615) 465-6006

Karen Johnson Davidson County
Batch# 842436 DEEDQC
04/20/2022 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220420-0045454

QUITCLAIM DEED

FROM: J. BRYAN ECHOLS, TRUSTEE, Grantor

TO: SCOTT C. CHAMBERS, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2708 Wortham Avenue Nashville, Tennessee 37215	Same	08115060000 08115060100 08115060200

STATE OF TENNESSEE)
)
COUNTY OF Maury)

The actual consideration for this transfer is Zero Dollars ($0.00).

J Bryan Echols
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of April, 2022.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Melinda A. Gray
Notary Public
My Commission Expires: 12-18-2023

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, J. BRYAN ECHOLS, TRUSTEE ("Grantor"), does quitclaim unto SCOTT C. CHAMBERS ("Grantee"), his

heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Land"), together with all buildings, structures and other improvements of any and every nature located on the Land and all fixtures attached or affixed to the Land or to any such buildings, structures or other improvements (collectively with the Land, the "Property").

The Property is unimproved property known as 1600, 1602, and 1604 Jefferson Street, Nashville, Davidson County, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

This instrument has been prepared based on information provided by Grantor and Grantee.

[SIGNATURE PAGE TO FOLLOW]

Witness my hand this 13th day of April, 2022.

GRANTOR:

J. BRYAN ECHOLS, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF Maury)

Before me, Melinda A. Gray, a Notary Public of said County and State, personally appeared J. BRYAN ECHOLS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at Office in Columbia, Tennessee, this 13th day of April, 2022.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-2023

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lots 1, 2 & 3 of the Map of Bransford Realty Co's Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the James Hamilton Tract, as of record in Plat Book 332, Page 166, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set at the intersection of the northerly right-of-way line of Jefferson Street, 50 feet in width and the westerly right-of-way line of 16th Avenue North, 50 feet in width;

Thence leaving the westerly right-of-way line of 16th Avenue North, with the northerly right-of-way line of Jefferson Street, South 73 deg 06 min 45 sec West, 113.83 feet to an existing iron rod at a corner common with the property of Metro Government P Parks, as of record in Instrument Number: 20150202-0009713, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Jefferson Street, with the easterly property line of Metro Government P Parks, North 16 deg 48 min 49 sec West, 153.09 feet to an iron rod set in the southerly right-of-way line of Alley #557, 15 feet in width;

Thence with the southerly right-of-way line of Alley #557, North 73 deg 06 min 45 sec East, 115.00 feet to an iron rod set at the intersection with the westerly right-of-way line of 16th Avenue North;

Thence with the southerly right-of-way line of 16th Avenue North, South 16 deg 22 min 33 sec East, 153.09 feet to the POINT OF BEGINNING. Containing 17,515 square feet or 0.402 acres more or less.

The foregoing description is per the Survey by Cherry Land Surveyors, R. Scott Cherry, TN. RLS No. 1512, entitled ALTA/NSPS Land Title Survey of Tax Map 81-15 Parcels 600, 601 & 602, 1604, 1602 & 1600 Jefferson Street, Nashville, Davidson County, Tennessee dated September 19, 2017.

Being the same property conveyed to J. Bryan Echols, Trustee by Deed of record recorded as Instrument Number 20171120-0118986, Register's Office for Davidson County, Tennessee.

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, 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 April 13, 2022.

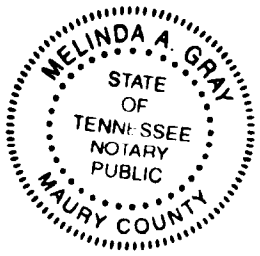
J. BRYAN ECHOLS

Date: April 13, 2022

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, 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 seal, at Office in Columbia, Tennessee, this 13th day of April, 2022.



Notary Public
My Commission Expires: 12-18-2023