Karen Johnson Davidson County
Batch# 857456 DEEDQC
05/18/2022 08:49:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220518-0057175

THIS INSTRUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
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Nashville, Tennessee 37215
(615) 627-4444
(615) 627-4448 fax
jeff@howardmobley.com



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $NONE.

AFFIANT

Subscribed and sworn to before me this 9th **day of** May **, 2022.**

Notary Public

My Commission Expires: 03-03-2026

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D).

Address of New Owner(s):	Send Tax Bills To:	Tax Map and Parcel Nos.:
Jennye E. Greene & Roger Byron Burrus Greene 540 Southcrest Drive Nashville, TN 37211	-SAME-	144 00 0 043.01

TRUSTEE'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jennye E. Greene, Trustee of The Mary Joyce Niederhauser Lynch Living Trust, dated December 29, 2006** (the "Trust"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the termination and distribution of the Trust upon the death of its grantor, hereby releases,

remises and quitclaims unto **Jennye E. Greene, Trustee of the Jennye Burrus Greene Trust,** all of the right, title and interest of the Trust in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of May, 2022.

Jennye E. Greene, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennye E. Greene, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of May, 2022.

Notary Public

My Commission Expires:

CINDY GASKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Thomas Garrett Lands, as of record in Will Book 10, page 3, County Court for said County, and described according to a survey made by William Collier Parrish, Associates, Civil Engineers, dated Oct., 1963, as follows:

BEGINNING at an iron pin in the easterly margin of Hillsboro Road, being U. S. Highway 431; being the southwest corner of this tract, and the northwest corner of the Hillsboro Presbyterian Church property; thence along the margin of said Hillsboro Road, North 22° 51' East 77.4 feet to a concrete right of way monument; continuing with the margin of said Road, northerly around a slight curve, 310.6 feet to the southwest corner of the Frazier property; thence with said Frazier's line, leaving said Road, North 84° 08' East 259.5 feet to an iron stake; thence South 75° 31' East 203.1 feet to an iron stake; a corner of a tract of 6.6 acres, shown on said survey; thence along the line of said 6.6 acre tract, South 64° 40' West 236.40 feet to an iron pin; thence South 23° 05' West 292.30 feet to an iron stake in the north line or said Hillsboro Presbyterian Church Property; thence with the line of the same, North 72° West 309.60 feet to the point of beginning, containing 3 acres, more or less.

Subject to a utility easement 10 feet wide along the southerly line of the land, and a 40-foot easement for access-way for the use and benefit of the owners of the 6.6-acre tract lying easterly and to the rear of the land in question.

Being the same property conveyed to Mary Joyce Niederhauser Lynch, Trustee of The Mary Joyce Niederhauser Lynch Living Trust, dated December 29, 2006, by deed from Mary Joyce Niederhauser Lynch, of record in instrument number 20171227-0131564, Register's Office for Davidson County, Tennessee.

Mary Joyce Niederhauser Lynch died on February 7, 2022. Upon her death, Jennye E. Greene became the sole Successor Trustee of The Mary Joyce Niederhauser Lynch Living Trust, dated December 29, 2006.

This is improved property known as 5810 Hillsboro Pike, Nashville, Tennessee 37215.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 May 9, 2022.

05-11-2022
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of May, 2022.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

