Karen Johnson Davidson County
Batch# 858437 DEEDQC
05/19/2022 08:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220519-0057855

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CSW)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map/Parcel Number:
Theodore H. Lenox, III, Trustee Theodore H. Lenox Trust 4204 Enchanted Court Nashville, TN 37218	same	092 07 0 138.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Theodore H. Lenox, III (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest, being an undivided fifty percent (50%) tenant in common interest, in and to the following described property to Theodore H. Lenox, III, Trustee, and his successors in trust, of the Theodore H. Lenox, III Trust dated May 12, 2022 (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

> Being Lots No. 79, 80 & 81, fronting 25 feet each on the south side of Herman Street, and running back 158 feet, more or less, to a 15 foot alley. Lot No. 79 is bounded on the west by Lot No. 78, and Lot No. 81, is bounded on the east by a 15 foot alley, being a part of lands in the plan of same as recorded on Book 57, page 96, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Theodore H. Lenox, III and Michelle C. Lenox by Deed from Theodore H. Lenox, III, Trustee of the Theodore H. Lenox, Jr. and/or Anne T. Lenox Revocable Living Trust, of record at Instrument No. 20201030-0127332, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is unimproved property known as 2111 Herman Street, Nashville, Tennessee 37218.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 12 day of May, 2022.

Theodore H. Lenox, III, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

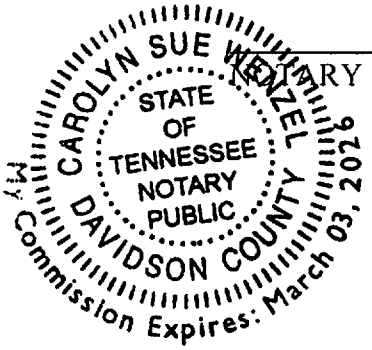
Before me, a Notary Public in and for the County and State aforesaid, personally appeared Theodore H. Lenox, III, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 12 day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

March 3, 2026



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(F).

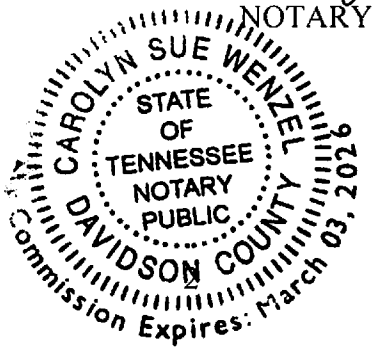
Theodore H. Lenox, III, Affiant

Subscribed and sworn to before me this 12 day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

March 3, 2026



CERTIFICATE OF AUTHENTICITY

I, Carolyn S. Wenzel, 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 5/12/22 (date of document).

Carolyn S. Wenzel

May 12, 2022
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 12th day of May, 2022.

NOTARY PUBLIC

My Commission Expires:

7/7/2025



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