Karen Johnson Davidson County
Batch# 864746 DEEDQC
05/31/2022 11:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220531-0062518

**This Instrument Prepared By**
**and after recording return to:**

**Baker, Donelson, Bearman, Caldwell & Berkowitz, PC**
**Attn: Steven K. Wood**
**1600 West End Avenue, Suite 2000**
**Nashville, Tennessee 37203**

# QUITCLAIM DEED

| *Name/Address of New Owners:* | *Send Tax Bills To* |
|---|---|
| Linda McConville Ezell<br>5425 Forest Acres Drive<br>Nashville, TN 37220 | Same |
| *Tax Map Parcel No.:* 160 09 0 018.00 | |

**FOR AND IN CONSIDERATION** the receipt and sufficiency of which are hereby acknowledged, I, **LINDA MCCONVILLE EZELL** (the "Grantor"), hereby quitclaim and convey unto, **LINDA MCCONVILLE EZELL, TRUSTEE OF THE LINDA MCCONVILLE EZELL TRUST DATED May 23rd, 2022**, her successors and or assigns, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, (the "Grantee"), all of my right, title and interest in and to a certain land in Davidson County, Tennessee, being more particularly described on the attached Exhibit "A" (the "Property").:

This is improved property known as 5425 Forest Acres Drive, Nashville, Tennessee, 37220.

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

Grantor acknowledges that this Deed was prepared from information in prior deeds; that no request was made that Steve K. Wood or Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. perform a title examination; and that neither Steve K. Wood nor Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C. shall have any liability for the status of the title to the property or for the accuracy of such information.

[Signature and notary page to follow.]

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 23 day of May, 2022.

**LINDA MCCONVILLE EZELL**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned a Notary Public in and for said State and County, **LINDA MCCONVILLE EZELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 23 day of May, 2022.

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

NOTARY PUBLIC
My Commission Expires: 5/9/23



4879-4280-8350

202205310062518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ - 0 -

AFFIANT

Subscribed and sworn to before me this 23 day of May, 2022.

NOTARY PUBLIC

AKIKO BRUBAKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 9, 2023

My Commission Expires:

5/9/23



4879-4280-8350

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 219 on the plan of Section Two Oak Hill estates, of record in Book 4460, pages 36, 37 & 38, Register's Office for said County.

Said Lot No. 219 fronts 200.00 feet on the southeasterly margin of Forest Acres Drive and extends back 264.18 feet on the northeasterly line and 278.97 feet on the southwesterly line to a broken line in the rear, measuring 177.63 feet thereon.

Being the same property conveyed to **LINDA MCCONVILLE EZELL** by Executor Quitclaim Deed from **STANLEY M. EZELL AND MARK V. EZELL, the duly-appointed Co-Executors of the ESTATE OF F. MILES EZELL, JR.,** recorded as Instrument No. 20170217-0016438, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Steven K. Wood, 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 23, 2022 (date of document).

Affiant Signature

May 23, 2033
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2025

NOTARY'S SEAL

