Karen Johnson Davidson County
Batch# 877683 DEEDQC
06/24/2022 12:28:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072550

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

KIRTLEY WHITTINGTON, AFFIANT

Subscribed and sworn to before me, this 16th day of June 2022.

NOTARY PUBLIC

My Commission Expires: 02-01-2023

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-01-2023

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
WHITTINGTON JOINT REVOCABLE TRUST 409A Theresa Avenue Nashville, TN 37205	New Owner	Map and Parcel No.: 091 06 0 166.00 091 06 0 165.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Kirtley Whittington (hereinafter the "Grantor") do hereby quitclaim, transfer and convey unto Kirtley Whittington and Lanie Whittington, Co-Trustees of the Whittington Joint Revocable Trust, created February 8, 2022, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1110 and 1112 57th Avenue North, Nashville, TN 37209, and more particularly described as follows:

Parcel One: (091 06 0 165.00)

Being Lot No. 16 on the Map of West Park Addition No. 2, as of record in Book 2330, Page 63, in the Register's Office in Davidson County, Tennessee.

Said Lot No. 16 fronts 53 feet on the Westerly side of 57th Avenue North, and runs back 133.8 feet on the North line and 143.7 feet on the South line, to a dead line in the rear which measures 55 feet.

Being the same property conveyed to Kirtley Whittington from Robert Kevin Bastin and Johnny Ray Bastin Jr. and Michael E. Bastin Sr. and Mark Ward Moore by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20220228-0022594.

Parcel Two: (091 06 0 166.00)

Being Lot No. 15 on the Plan of West Park Addition No. 2, as of record in Book 2330, Page 63, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 15 fronts 52.0 feet on the Northwesterly margin of 57th Avenue North and runs back between lines measuring 153.4 feet on the Southwesterly line and 143.7 feet on the Northeasterly line to a dead line in the rear measuring 54.0 feet thereon, evidenced in File No. 17P474, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Kirtley Whittington from Robert Kevin Bastin and Johnny Ray Bastin Jr. and Michael E. Bastin Sr. and Mark Ward Moore by Warranty Deed recorded in the Register's Office of said county and state at Instrument Number 20220228-0022594.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 16th day of June 2022.

Kirtley Whittington

Kirtley Whittington, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Kirtley Whittington**, the Grantor, 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 official seal at office, this 16th day of June 2022.

Jessica Ann Clegg

Notary Public

My Commission Expires: 02-01-2023

