This Instrument Prepared By:
BOTTORFF & KAVIN, PLC (TIB)
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES

QUITCLAIM DEED

Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.**
Leroy John Nessen, Jr. and wife Joan Carolyn Nessen 4908 Maywood Avenue Nashville, Tennessee 37211	Owner	146-8-141

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt and sufficiency of which is hereby acknowledged and other good and valuable consideration, **Leroy John Nessen, Jr.** ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Leroy John Nessen, Jr. and wife, Joan Carolyn Nessen** as tenants by the entirety ("Grantee") a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 383 on the Plan of Crieve Hall Subdivision, Section 5, as of record in Book 2133, page 91, Register's Office for said County.
>
> Said Lot No. 383 Fronts 105.47 feet on the Easterly side of Maywood Drive and extends back between lines 224.2 feet on the northerly side and 155 feet on the southerly side to a line in the rear, measuring 114.8 feet thereon.

Being the same property conveyed to Alice H. Nessen by deed from Thomas L. Owen and wife, Macie D. Owen dated May 31, 1971 of record in Book 4908, page 984, Register's Office, Davidson County, Tennessee; and the said Alice H. Nessen having since died devised to her son, Leroy John Nessen, Jr. in her Last Will and Testament dated July 18, 1983, subject to a Life Estate to her husband, Leroy John Nessen, Sr., who died on March 31, 1993. The original of said Last Will and Testament is of record in Will Book 184, page 21 in the Probate Court Clerk's office for Davidson County, Tennessee, and a Certified copy thereof and the Death Certificate of Leroy John Nessen, Sr. is being recorded simultaneously herewith as Instrument No. 20220701-0076825.
AND Instrument No. 20220701-0076826

This is improved property with the address of 4908 Maywood Avenue, Nashville, Tennessee 37211.

Karen Johnson Davidson County
Batch# 883026 DEEDQC
07/01/2022 02:08:23 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220701-0076827

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 30 day of June, 2022.

Leroy John Nessen Jr

Leroy John Nessen, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Joan Carolyn Nessen
Affiant

Sworn to and subscribed to before me, this the 30 day of June, 2022.

Notary Public

My Commission Expires: 6/21/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Leroy John Nessen Jr.**,with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2022.

Notary Public

My Commission Expires: 6/21/2025