Karen Johnson Davidson County
Batch# 919037 DEEDQC
09/20/2022 11:25:13 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220920-0104516

This Instrument Prepared by:

Banker Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED
FOR COMBINING OF TAX PARCELS

Address New Owner as Follows:	Send Tax Bill to:	Parcel ID
Jeff Estepp, LLC	OWNER	09106017800
		09106017900
4913 Indiana Avenue		09106034200
Nashville, TN 37205		09106033900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Jeff Estepp** and **Jeff Estepp, LLC,** a Tennessee limited liability company, the **Grantors** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Jeff Estepp, LLC**, a Tennessee limited liability company, the **Grantee** herein, its successors and assigns, all of its right title and interest in and to the following described real property in Davidson County, Tennessee:

TRACT NO I:

Land in Davidson County, Tennessee, being the northwest part of what was formerly Mrs. M. A. Allen's lot on Morrow Road, described as follows:

Beginning on the southerly side of Morrow Road, at the corner of a lot sold to Hunt, being 127 feet northwesterly from the original corner of the Lot; thence running with Morrow Road, north 58 1/2 degrees west 123 feet to the corner of a stone wall; thence south 24 1/2 degrees west 324 feet to an angle in the stone wall; thence with said wall south 11 1/2 degrees west 30 feet to a stake, a corner of the lot sold to Hunt, thence south 77 degrees east, with a stone wall, 110 feet to a corner of the wall; thence north 26 degrees east 317 1/2 feet to the beginning, containing 8/10 of an acre, more or less.

Being the same property conveyed to Jeff Estepp, LLC by Quitclaim Deed from Jeff Estepp, of record in Instrument No. 20130122-0007141, Register's Office for Davidson County, Tennessee.

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TRACT NO II

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision Lot No. 1 of Harold V. Haney Property of record in Plat Book 5800, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Estepp, LLC by Warranty deed from Stacy Mashburn and husband, James Dannie Mashburn of record in Instrument No. 20130830-0091668 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on August 30, 2013.

TRACT NO III

Land in Davidson County, Tennessee, being Lot No. 2-A on the Plan of Re-Subdivision of the Harold V. Haney Property of record in Plat Book 6200, Page 248, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Estepp, LLC, by Warranty Deed from Rosa D. Bly, unmarried, of record in Instrument No. 20170620-0061783, Register's Office for Davidson County, Tennessee.

TRACT NO IV:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of Harold V. Haney Property of record in Plat Book 5190, Page 382, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property and being further described as follows:

Together with a 40 foot ingress/egress/utility easement extending from Morrow Road southward and parallel to the westerly boundary of herein described property for ingress and egress to herein described property from Morrow Road.

Being the same property conveyed to Jeff Estepp by Warranty Deed from Kim Yuen Fong, unmarried, of record in Instrument No. 20170501-0042317, Register's Office for Davidson County, Tennessee

The purpose for this conveyance is to COMBINE these continuous parcels into ONE tax parcel with ONE tax parcel identification number.

(This is improved real property with mailing addresses of 5611 Morrow Road; 5607 Morrow Road; 5609 Morrow Road and 5607 B Morrow Road, Nashville, Tennessee 37209)

IN WITNESS WHEREOF, the undersigned have executed this instrument on the 19 day September, 2022.

Jeff Estepp, LLC, a Tennessee limited liability company

By: _____
Jeff Estepp, Member

_____
Jeff Estepp

State of Tennessee)
County of Davidson)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Jeff Estepp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of Jeff Estepp, LLC, and that he as sole member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself as member.

Witness my hand and official seal this the 19 day of September, 2022.

NOTARY PUBLIC

My Commission Expires: 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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 Jeff Estepp, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19 day of September, 2022.

My Commission expires: 1-8-24

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee)
County of Davidson)

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 19 day of September, 2022..

NOTARY PUBLIC

My Commission Expires 1-8-24

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE