QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF September 2022.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

CHUKWUDI ECHEBEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 921966 DEEDQC
09/27/2022 01:27:12 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220927-0106909

THIS INSTRUMENT WAS PREPARED BY
Mulligan Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
John H. Otey, Jr., Trustee	**New Owner**	**Tract 1: 09202002900** **Tract 2: 08111005000**
(NAME)	(NAME)	
2701 Jefferson Street, Suite 100		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOHN OTEY, JR. and wife, BETTYE G. OTEY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **JOHN H. OTEY, JR., TRUSTEE OF THE JOHN H. OTEY, JR. LIVING TRUST DATED JUNE 3RD, 2008,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

SEE EXHBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 7th day of September, 2022.

John Otey, Jr.

Bettye G. Otey

Bettye G. Otey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th day of September 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th day of September 2022.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Tract 1

Tract I: Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 100 feet of Lots 12, 13, and 14 on the map of Bransford Realty Company's Subdivision of the westerly half of Block 2 on the plan of Midway, as of record in Book 421, page 74, Register's office for said County.

Said part of Lots 12, 13, and 14 fronts 45 feet on the southerly side of Eden Avenue and runs back between parallel lines 110 feet to the northerly line of Lot 11.

Tract II: Land in Davidson County, Tennessee, being the easterly 55 feet of Lots 12, 13, and 14 on the map of Bransford Realty Company's subdivision of the westerly half of Bock 2 on the plan of Midway, as of record in Book 421, page 74, Register's office for said County.

Said part of Lots 12, 13, and 14 fronts 55 feet on the southerly side of Eden Avenue and runs back between parallel lines, with the westerly margin of and alley, 110 feet to the northely line of Lot 11.

Being the same property conveyed to John H. Otey, Jr. and wife, Bettye G. Otey, by deed from Julia Otey, individual, of record in Book 5611, Page 694, said Register's office.

This is improved property commonly known as 2805 Albion Street, Nashville, TN 37208.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of J.M., T.J. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's office for said County.

Said Lot fronts 67 feet on the northerly side of Osage Street and runs back between parallel lines along the westerly margin of 21st Avenue North, formerly Estrella Street, 150 feet to an alley.

Being the same property conveyed to Julia G. Otey, individual, for a life estate with the remainder in fee simple to John H. Otey, Jr. and wife, Bettye G. Otey, by warranty deed from John H. Otey, Jr. and wife, Bettye G. Otey, of record in Book 5626, Page 144, said Register's office. Julia G. Otey having since died.