# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 921966 DEEDQC
09/27/2022 01:27:12 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220927-0106910

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)

**THIS INSTRUMENT WAS PREPARED BY**
**Manson 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: 09206004900**<br>**Tract 2: 08111005100**<br>**Tract 3: 09206003500**<br>**Tract 4: 09202003100**<br>**Tract 5: 09206003200** |
| (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.,** 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 EXHIBIT 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.**

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

## EXHIBIT A

**Tract 1**

Land in Davidson County, Tennessee, being part of Block No. 2, on the Plan of Midway, as of record in Book 421, page 11, Register's Office for said County, described as follows:

Beginning on the westerly margin of 28th Avenue North, formerly McLaughlin Street, at a point 150 feet south of the southerly margin of Eden Avenue, thence westwardly and parallel with Eden Avenue 150 feet to the easterly margin of an alley, thence with said alley, southwardly 50 feet, thence at right angles eastwardly 150 feet to the westerly margin of 28th Avenue North, thence with said Avenue northwardly 50 feet to the beginning, and being Lot No. 4 on an unrecorded plan of subdivision of the easterly half of said Block No. 2.

Being the property conveyed to John Otey, Jr., individually, by Warranty Deed from Granville Payne of record in Book 5272, Page 57, Register's office for Davidson County, Tennessee.

This is property commonly known as 941 28th Avenue North Nashville, TN 37208.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED herefrom is a portion of the property conveyed to the State of Tennessee by deed from Granville Payne and wife, of record in Book 4128, page 830, Register's office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of 28th Avenue, said point being the common corner between lots 4 and 5 of block 2 on the Plan of Midway, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee; thence with the common line between said Lots 4 and 5, S 79 35' 42" W 6.78 feet to a point; thence N 10 31' 42" W 50 feet to a point in the common line between Lots 3 and 4 in the aforesaid subdivision; thence with the common line between lots 3 and 4, N 79 35' 42" E 6.67 feet to a point in the westerly margin of 28th Avenue; thence with the westerly margin of 28th Avenue and easterly boundary of said Lot 4, S 10 39' 46" E 50 feet to the point of beginning, containing 336 square feet more or less.

There is hereby conveyed an easement for slope purposes; Beginning at a point in the common line between Lots 4 and 5 of Block 2 on the Plan of Midway, as of record in Book 421, page 11, Register's Office of Davidson County, Tennessee, said point being S 79 35' 42" W 6.78 feet from the westerly margin of 28th Avenue as surveyed along said common line; thence continuing with said common line S 79 35' 42" W 7.33 feet to a point; thence N 10 39' 46" W 50 feet to a point in the common line between Lots 3 and 4 in the aforesaid subdivision; thence with the common line between said lots 3 and 4, N 79 35' 42" E 7.33 feet to a point; thence with and binding on the right-of-way taking previously described, S 10 31' 42" E 50 feet to the point of beginning.

**Tract 2**

Land being located in Davidson County, Tennessee, being Lot No. 292 in T.J. and Geo. A. Harding's Subdivision of Lots No. 1, 2, and 3 of Harding's Bosley tract, a plan of said subdivision is of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 292 fronts 66 feet on the Northerly side of Osage Street and runs back between parallel lines, 150 feet to and alley.

Being the same property conveyed to John H. Otey, Jr. by Warranty Deed from Jo Carole Harris, of record in Instrument No. 20150317-0022800, said Register's Office.

This is property commonly known as 2102 Osage Street, Nashville, TN 37208,

**Tract 3**

LAND in Davidson County, Tennessee, being the northerly 3 feet of Lot No. 8 and the southerly 20 feet of Lot No. 9 on the Plan of Bransford Realty Company's subdivision of the west half of Block No. 2 of Midway as of record in Book 421, page 74, Register's office for Davidson County, Tennessee.

SAID parts of Lots Nos. 8 and 9 front together 23 feet on the easterly side of 29th Avenue North, formerly Fern Street, and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to John H. Otey, Jr., individually, by Quitclaim Deed from Alvin H. Kolak, District Director of Internal Revenue for the District of Nashville, Tennessee, of record in Book 7530, Page 628, said Register's office.

This is property commonly known as 924B 29th Avenue North, Nashville, TN 37209.

**Tract 4**

Land in Davidson County, Tennessee, being Lot No. 2 of Block 2 in the Midway Plan, as of record in Book 421, page 11, Register's Office for Davidson County, Tennessee, for which reference is hereby made for a more complete description.

Said above-described land includes a portion of property that was conveyed to the State of Tennessee of which is excluded from this conveyance.

The above-described lands are a part of the same land vested in Julia R. M. Otey, for life, with remainder to John H. Otey, as devisees under the will of John H. Otey, as of record in Will Book 73, Page 302, Davidson County Court Clerk's Office.

Being the same property conveyed to John H. Otey by deed from Martha Peebles of record in Book 1290, Page 392, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 945 28th Avenue North, Nashville, TN 37208.

**Tract 5**

Being the westerly 50 feet of Lots Nos. 12, 13, and 14 on the map of Bransford Realty Company's Subdivision of the west half of block No. 2 in Midway, as of record in book 421, page 74, Register's Office for said County.

Said part of lots Nos. 12, 13, and 14 fronts 50 feet on the southerly side of Eden Avenue and runs back between parallel lines, with the easterly margin of 29th Avenue North, formerly Fern Street, 110 feet to a dead line.

Being the same property conveyed to Julia R. M. Otey, by deed from Roxanna Oldham Drew, Mary K. Oldham Howard, William R. Robertson, and Louise Lacy Denkins, of record in Book 85, Page 190, Said Register's office.

This is unimproved property known as 2809 Albion Street, Nashville, TN 37209.