QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 928779 DEEDQC
10/12/2022 02:17:00 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20221012-0112024

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 11 DAY OF October 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: 09202011300** **Tract 2: 09202011400** **Tract 3: 09202011700** **Tract 4: 09202011600**
(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 11 day of Oct, 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 11 day of October 2022.

Notary Public

My Commission Expires: May 7, 2024

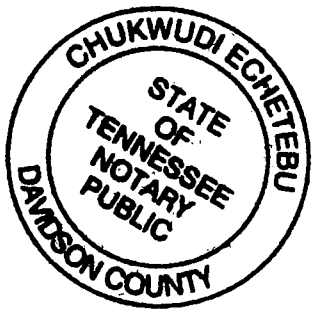


EXHIBIT A

Tract 1

Land lying and being in the County of Davidson and State of Tennessee, which are described as follows:

Tract I: Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of O.H. Menees Subdivision of Lots Nos. 32, 33, and 34, Boyd McNairy Plan, as of record in Book No. 57, page 89, Register's Office for Davidson County, Tennessee.

Said Lot no. 26 fronts fifty (50) feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot no. 27 in O.H. Menees' Subdivision in the 13th Civil District of said County, a plan of which is of record in Book 57, page 89, Register's Office for said County.

Said Lot no. 27 fronts 50 feet on the south side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

Tract III: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Dr. O. H. Menees' Subdivision of Lots 32, 33, and 34, in Boyd McNairy Tracts, as of record in Book 57, page 89, Register's Office for said County.

Said Lot No. 28 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to John H. Otey, Jr. by Quitclaim Deed from Richard A. Lewis, of record in Book 7690, Page 858, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2701 and 2703 Jefferson Street, Nashville, TN 37208.

Tract 2

Tract I: Land in Davidson County, Tennessee, being Lot No. 24 in the O.H. Menees Subdivision of Lots Nos. 32, 33, and 34 of the Boyd McNairy Lots in the old 13th District of said County, now the 24th Ward of Nashville, Tennessee, a plan of which is recorded in Book No. 57, page 89, of the Register's office for said County.

Said Lot No. 24 fronts 50 feet on the south side of Jefferson Street and runs back between parallel lines 170 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot No. 25 in the O.H. Menees Subdivision of Lots Nos. 32, 33, and 34 of the Boyd McNairy Lots in the old 13th District of Davidson County, now the 24th Ward of Nashville, Tennessee, a plan of which is recorded in Book No. 57, page 89, Register's ffice for said County.

Said Lot fronts (5) fifty feet on the south side of Jefferson Street and runs back between parallel lines one hundred and seventy (170) feet to an alley.

Being the same property conveyed to John H. Otey, Jr. by Affidavit of Heirship of Julia R.M. Otey of record in Book 7786, page 96, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2705, 2706 and 2707 Jefferson Street, Nashville, TN 37208.

Tract 3

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan showing Dr. O.H. Menees' Subdivision of the Boyd McNairy Lots, as of record in Book 57, page 89, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the southerly side of Jefferson Street and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to John H. Otey, Jr. by deed from Tommie Hester and wife, Elizabeth Hester, of record in Book 9105, Page 329, said Register's Office of Davidson County, Tennessee.

This is improved property known as 2711 Jefferson Street, Nashville, TN 37208.

Tract 4

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of O.L. Menees Subdivision of Lots Nos. 32, 33, and 34 in the Boyd McNairy Plan, as of record in book No. 57, page 89, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly side of Jefferson Street and extends back, between parallel lines, 170 feet to an alley.

Being the same real property conveyed to John H. Otey, Jr. and Julia R. M. Otey, Partners, doing business as Otey and Associates, by deed from Rosalind and Bernard Goldsmith, of record in Book 4117, Page 703, said Register's Office for Davidson County, Tennessee.

Julia R. M. Otey having since deceased.

This is improved property known as 2709 Jefferson Street, Nashville, TN 37208.