Name and Address of New Owner(s):
KMC Properties
2949 Brick Church Pk
Nashville, TN 37207

Send Tax Bills To:
New Owner(s)

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike,
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 928852 DEEDQC
10/13/2022 08:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221013-0112104

Map & Parcel Nos:
071080077.00
071070156.00
071070155.00.
To be combined with
071080078.00

CONSOLIDATION DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Juanita S. Evilcizer**, hereinafter called the Grantor, convey and quitclaim unto **Juanita S. Evilcizer, unmarried**, its successors and assigns, hereinafter called Grantee, all our right, title and interest in and to the following described tracts of land in Davidson County, Tennessee described as follows:

See attached Exhibits "A" and "B" for legal description of said tracts being conveyed by this Consolidation Deed.

The following Exhibit "A" property is unimproved property known as 331 E Trinity Lane, Nashville, Tennessee 37207, and is Tax ID 071080078.00.

The following Exhibit "B" property is improved property known as 329 E Trinity Lane, Nashville, Tennessee 37207, and is Tax ID 071080077.00. The following Exhibit "B" property is unimproved property known as 327 E Trinity Lane, Nashville, Tennessee 37207, and is Tax ID 071070156.00. The following Exhibit "B" property is unimproved property known as 325 E Trinity Lane, Nashville, Tennessee 37207, and is Tax ID 071070155.00.

The sole purpose of this deed is to combine and consolidate those properties described in attached Exhibit "A" and attached Exhibit "B". This conveyance should combine the above referenced tax parcels into one tax parcel.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS CONSOLIDATION DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS CONSOLIDATION DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Consolidation Deed on the 29th day of September, 2022.

Juanita S Evilcizer (SEAL)
Juanita S. Evilcizer

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Juanita S Evilcizer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, executed the foregoing instrument, and acknowledged that such person executed the same as such person (or persons) free act and deed.

Witness my hand and official seal at Nashville, Tennessee on this 29th day of September, 2022.

JAN R. MESHOULAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 2025

Notary Public

My commission expires: 5/5/25

AFFIDAVIT OF VALUE

STATE OF TN)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24 day of September, 2022.

Notary Public
My commission expires: 11/8/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 7 on the plan of J.B. Haynie's Oriental Subdivision, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 143-1/2 feet to an alley.

Included in the above legal description but expressly excluded therefrom is the following described land conveyed to the Metropolitan Government of Nashville and Davidson County by Agreed Final Order in the Third Circuit Court for Davidson County at Nashville, of record in Book 8657, Page 582, Register's Office for Davidson County, Tennessee.

Being a permanent right of way and temporary construction easement in the First Civil District of Nashville, Davidson County, Tennessee, said right of way and easement being located along the northerly right of way margin of Trinity Lane and being part of the James G. Williams et ux property as of record on Map 71-8, Parcel 78 and in Deed Book 6858, page 886, R.O.D.C., Tennessee, and being more particularly described as follows:

Permanent Right of Way: Beginning at a point on the existing northerly right of way margin of Trinity Lane, said point being the southeasterly corner of the James G. Williams, et ux, property and being held in common with Woodrow W. Crutcher, et ux. Property, proceed along the existing northerly right of way margin of Trinity Lane with a curve to the left having a radius of 11484.16 feet, a back tangent bearing of N 86 deg. 54' 49" W and a length of 50.07 feet, to a point, said point being the southwesterly corner of the James G. Williams, et ux property and being held in common with Charles Evilcizer property; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 5.01 feet to a point; thence leaving the westerly James G. Williams et ux property boundary in an easterly direction with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 87 deg. 09' 43" E and a length of 50.07 feet to a point on the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57' 34" W 5.01 feet to the point of beginning. Total permanent right of way containing 250 square feet, more or less.

Temporary Construction Easement: Beginning at a point on the new northerly right of way margin of Trinity Lane, said point being the new southeasterly corner of the James G. Williams et ux property and being held in common with Woodrow W. Crutcher property, proceed along the new northerly right of way margin of Trinity Lane with a curve to the left having a length of 50.07 feet, more or less, to a point, said point being the new southwesterly corner of the James G. Williams et ux property and being held in common with Charles Evilcizer; thence along the westerly James G. Williams et ux property boundary held in common with Charles Evilcizer property N 5 deg. 57' 34" E 15 feet, more or less, to a point; thence S 87 deg. 02' 0" E 50.1 feet, more or less, to a point on the easterly James G. William et ux property boundary held in common with Woodrow W. Crutcher property; thence along the easterly James G. Williams et ux property boundary held in common with Woodrow W. Crutcher property S 5 deg. 57' 34" W 15 feet, more or less, to the point of beginning. Total temporary construction easement containing 729 square feet.

Being the same property conveyed to Juanita S. Evilcizer by Warranty Deed from Dorris E. Bennett and Jennette Bennett, of record in Book 11715, Page 525, Register's Office for Davidson County, Tennessee, dated October 19, 1999 and recorded on October 25, 1999.

EXHIBIT "B"
LEGAL DESCRIPTION

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Haynie' s Oriental Plan of Lots of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot No. 8 fronts 100 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to William H. Dorris and Associates, Inc., a Tennessee corporation, by deed from Beatrice T. Crutcher, of record in Book 6273, page 9, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Evilcizer by Quitclaim Deed from William H. Dorris and Associates, Inc., a Tennessee corporation, of record in Book 6424, Page 524, Register's Office for Davidson County, Tennessee, dated September 30, 1984 and recorded on November 13, 1984.

Charles Evilcizer is now deceased. Juanita S. Evilcizer is vested in title per the Order Granting Petition to Probate Will for Establishing Muniment of Title to Real Estate, of record in Instrument No. 20140822-0076591, Register's Office for Davidson County, Tennessee. See Probate Case No. 14P-1273, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Tract 2:

BEING the eastern one half of Lot #9 in J. B. Haynie's "Oriental Plan" of Lots fronting fifty feet on the northerly side of Countess St., now known as Trinity Lane, and running back northerly, between parallel lines 143 1/2 feet more or less to an alley.

INCLUDED in but expressly excluded from this conveyance is that portion of land sold to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8348, page 347, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles Evilcizer by Warranty Deed from Delbert N. Maness, unmarried, of record in Instrument No. 20040323-0032752, Register's Office for Davidson County, Tennessee, dated March 16, 2004 and recorded on March 23, 2004.

Charles Evilcizer is now deceased. Juanita S. Evilcizer is vested in title per the Order Granting Petition to Probate Will for Establishing Muniment of Title to Real Estate, of record in Instrument No. 20140822-0076591, Register's Office for Davidson County, Tennessee. See Probate Case No. 14P-1273, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Tract 3:

Land in Davidson County, Tennessee, being the west half of Lot No. 9, in J.B. Haynie's Oriental Plan, as of record in Book No. 161, pages 26 and 27, Register's Office for said County.

Said west half of Lot #9 fronts 50 feet on the northerly side of Trinity Lane, formerly Countess Avenue, and runs back between parallel lines 143½ feet, more or less, to an alley.

Being the same property conveyed to Charles W Evilcizer by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20120316-0022636, Register's Office for Davidson County, Tennessee, dated March 8, 2012 and recorded on March 16, 2012.

Charles Evilcizer is now deceased. Juanita S. Evilcizer is vested in title per the Order Granting Petition to Probate Will for Establishing Muniment of Title to Real Estate, of record in Instrument No. 20140822-0076591, Register's Office for Davidson County, Tennessee. See Probate Case No. 14P-1273, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9.29.22.

Affiant Signature

9.29.22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

