Karen Johnson Davidson County
Batch# 940529 DEEDQC
11/14/2022 10:13:01 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221114-0121096

Record and Return Mail To:
This Instrument Prepared By:
COOK TILLMAN LAW GROUP
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Scott B. Block and Debra M. Wason, Co-Trustees Block-Wason Family Revocable Living Trust 1350 Otter Creek Road Nashville, TN 37215	New Owner	14510001700

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Debra Wason and Scott Block**, ("Grantors") this day have bargained and sold, and hereby quitclaim, convey and transfer unto **Scott B. Block and Debra M. Wason, Co-Trustees, Block-Wason Family Revocable Living Trust Agreement dated November 9, 2022** ("Grantees"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

See "Exhibit A" for legal description.

Being the same property conveyed to **Debra Wason and Scott Block**, by Warranty Deed dated June 30, 2003, from **Jon P. Schulenberger and wife, Rosalie M. Shulenberger**, recorded in Instrument No. 20030708-0093515, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters of record.

This is improved property known as: **1350 Otter Creek Road, Nashville, TN 37215.**

(Legal description from prior deed of record).

Debra Wason and **Debra M. Wason** are one and the same person.

Scott Block and **Scott B. Block** are one and the same person.

Section 35-15-510 of the Tennessee Code Annotated shall apply to the real property described herein.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 9th day of November 2022.

Debra Wason

Scott Block

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Debra Wason**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November 2022.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Scott Block**, with whom I am personally acquainted, and who acknowledged, upon oath, that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of November 2022.

Notary Public

RUSSELL T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires:
9/16/2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Affiant

Sworn to and subscribed to before me, this the 9th day of November 2022.

Notary Public

My Commission Expires:
9/16/2023

RUSSELL T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Tyne Valley Estates, Section VII, of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee. Said Lot No. 58, being the northeast corner lot at the intersection of Marrimac Courtand Otter Creek Road, is describes as follows: Beginning at a point in the northerly margin of Oltter Creek Road, the common corner of Lots Nos. 58 and 59; thence in a westerly direction with the northerly margin of Otter Creek Road; north 88 deg. 49' west 51.7 feet to a concrete monument; thence continuing with said margin along a slight curve to the left with a radius of 746.2 feet, 128.72 feet to a concrete monument set in said margin at the beginning of a curve to the right at the intersection of Otter Creek Road and Marrimac Court; thence along said curve with a radius of 25 feet, 37.65 feet to a concrete monument set in the easterly margin of Merrimac Court which curves to the right with a radius of 323 feet; thence with the margin of said Merrimac Court; 321.5 feet to a concrete monument set in said margin at the beginning of a curve to the right with a radius of 100 feet; thence with said curve and said margin 58.58 feet to a concrete monument set at the beginning of a curve to the left with a radius of 50 ft; thence with said curve, and along said margin 17.07 feet to a point in said margin; thence with the line between Lots 57 and 58, south 48 deg. 49' east 106.6 feet to a concrete monument, the common corners of lots 57, 58, and 59: thence with the line between lots 58 and 59, south 5 deg. 11' west 275 feet to the point of beginning.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein