Karen Johnson Davidson County
Batch# 966113 DEEDQC
01/31/2023 03:59:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230131-0007273

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 18th day of January, 2023. Notary Public My Commission Expires: _____

WILLIAM ALTUS PRYOR STATE OF TENNESSEE NOTARY PUBLIC HOUSTON COUNTY My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Eckhardt Exchange Corporation, Trustee 109 Kenner Ave, Suite 201 Nashville, Tennessee 37205	**New Owner**	**083 14 0 291.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **William R. Fowler, Trustee of the Metro Investment Trust U/A/D April 11, 2006,** with full power to mortgage, convey, encumber or otherwise transfer without joinder of any beneficiary (hereinafter referred to as "Grantor"), does hereby quitclaim and convey unto **Eckhardt Exchange Corporation, Trustee for the Music City Trust U/A/D April 11, 2006** (hereinafter referred to as "Grantee"), all of its interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot No. 344 on the plan of The Edgefield Land Co. Second or Spring Subdivision of record in Book 57, Page 152, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William R. Fowler, Trustee of the Metro Investment Trust U/A/D April 11, 2006, by Quitclaim Deed from Geoff B. Koch, of

record in Instrument No. 20060810-0098554, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1614 Boscobel Street, Nashville, Tennessee 37206.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 18 day of January ~~2022.~~ 2023

Grantor:

William R. Fowler, Trustee of the Metro Investment Trust U/A/D April 11, 2006

William R. Fowler

By: William R. Fowler, as Trustee

STATE OF TEXAS }
COUNTY OF Denton }

Before me, the undersigned of the state and county mentioned, personally appeared, **William R. Fowler, Trustee of the Metro Investment Trust U/A/D April 11, 2006,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee of the Metro Investment Trust U/A/D April 11, 2006,** and as such **Trustee,** acknowledged the he is authorized to execute the foregoing instrument on behalf of **the Metro Investment Trust U/A/D April 11, 2006,** the within named bargainor, and that he as such **Trustee,** executed the foregoing instrument for the purpose therein contained, by signing the name **William R. Fowler, as Trustee.**

WITNESS my hand and official seal at Denton Co. Tx, Texas, this 18 **day of** January, ~~2022.~~ 2023

Melonie Deason

Notary Public

My Commission Expires: 8-30-2025

MELONIE DEASON
Notary Public, State of Texas
Notary ID#: 13330375-3
My Commission Expires 8-30-2025

Certificate of Authenticity

I, Robert J. Noteware, III, do herby make oath that I am a licensed attorney and/or the custodian 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 01/18/2023.

AFFIANT SIGNATURE — Date 01/31/23

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 31st day of January, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026