Karen Johnson Davidson County
Batch# 972395 DEEDQC
02/21/2023 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012039

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Margaret S. Neblett
AFFIANT

Subscribed and sworn to before me on this 20th day, February 20, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/17/26

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

New Owner Address:
Wallace Ware Neblett III and
Margaret Siddens Neblett, Co-Trustees
1126 Tyne Boulevard
Nashville, Tennessee 37220

Send Tax Bills To:
Same

Map-Parcel Number:
145 03 0 012.00

QUITCLAIM DEED

Wallace W. Neblett III and Margaret S. Neblett, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Wallace Ware Neblett III and Margaret Siddens Neblett, Co-Trustees of the Neblett Family Trust, dated February 20, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, February 20, 2023.

Wallace W. Neblett III

Wallace W. Neblett III

Margaret S. Neblett

Margaret S. Neblett

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Wallace W. Neblett III and Margaret S. Neblett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, February 20, 2023.

Carter Moore

Notary Public

My Commission Expires: 11/18/25

CARTER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 13 of Block "A" on the Map of Lealand Manor as of record in Book 974, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the northerly side of Tyne Boulevard 541.1 feet easterly from the Granny White Pike, the southeast corner of Lot No. 14 on said plan; and running thence eastwardly with the northerly side of Tyne Boulevard 225.2 feet to the southwest corner of Lot No. 12 on said plan; thence north 2 deg. 22' east, with the line between said Lot Nos. 12 and 13, 413.6 feet to a point in the southern line of Lot No. 4 on said Plan, the northwest corner of said Lot No. 12; thence westwardly with the line between Lot Nos. 4 and 3 on said plan and Lot No. 13, 225.1 feet to the northeast corner of said Lot No. 14; and thence south 2 deg. 20' west, with the line between said Lot Nos. 13 and 14, 433.1 feet to the beginning, containing 2.18 acres, more or less.

Being the same property conveyed to Wallace W. Neblett III and wife, Margaret S. Neblett, from Jerrell W. Shelton and wife, Virginia Z. Shelton, by deed of record in Book 6521, Page 245, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1126 Tyne Boulevard, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 February 20, 2023.

Affiant Signature

2/20/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, February 20, 2023.

Carter Moore
Notary Public

My Commission Expires: 11/18/26

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY