STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $145,000.00.

Alice Atnip Large
Affiant

Sworn to and subscribed before me this 3rd day of February, 2023.

Notary Public

My Commission Expires: November 02, 2026

Karen Johnson Davidson County
Batch# 974976 DEEDQC
02/28/2023 11:35:33 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20230228-0014109

This Instrument Prepared By:
Worrick G. Robinson, IV
WORRICK ROBINSON LAW, PLLC
446 James Robertson Parkway, Suite 200
Nashville, TN 37219

WORRICK ROBINSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 02, 2026

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:

Alice Atnip Large
3113 Windemere Circle
Nashville, TN 37214

SEND TAX BILLS TO:

Same

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, **Beth Ann Wright, Phyllis Lea Dye and Martin Kerry Dye,** ("Grantors"), do this day transfer, quitclaim and convey unto **Alice Atnip Large,** ("Grantee") all of their right, title and interest in certain real property being located at 246 McGavock Pike, Nashville, TN 37214, and being described as follows:

Land in Davidson County, Tennesse, being Lot No. 234 on the Plan of Merry Oaks Subdivition, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 is described as being at a point in the westerly margin of McGavock Pike this common corner of Lots No. 233 and 234; thence westerly with the line between said lots, 307 feet to a point in the easterly line of Lot No. 27; thence with the easterly line of Lots no. 27 and 28, southerly 93 feet to the common cornor of Lots No. 234 and 235; thesnce easterly

with the line between said lots, 307 feet to the westerly margin of McGavock Pike; thence wit margin of said Pike, northerly 93 feet to the beginning.

*Being the same property, (**as to a 50% interest**) conveyed to Beth Ann Wright, Phyllis Lea Dye and Raymond E. Falkenberry, Jr., by Quit Claim Deed from Beth Ann Wright, Successor Trustee of the Raymond E. and Ruth G. Falkenberry Joint Revocable Living Trust u/a/d/ March 30, 1999, dated March 23, 2012, and recorded April 2, 2012, of record in Instrument 20120402-0027569, in the Register's Office for Davidson County, Tennessee.*

*Being the same property, (**as to a 50% interest**) conveyed to Beth Ann Wright and Phyllis Lea Dye, by Quit Claim Deed from Raymond E. Falkenberry, Jr., dated March 10, 2016, and recorded March 18, 2016, of record in Instrument 20160318-0025896, in the Register's Office for Davidson County, Tennessee.*

NOTE: The remaining 50% interest in the herein described property is owned by Alice Elaine Atnip Large, by Quit Claim Deed from Ronald Boyd Atnip dated September 8, 2016 *and recorded* 09/14/2016 *, of record in Instrument* 20160914-0096843 *in the Register's Office for Davidson County, Tennessee. Being the same property, (**as to a 50% interest**) conveyed to Alice Elaine Atnip Large and Ronlad Boyd Atnip, beneficiaries of the Atnip Revocable Trust dated August 11, 1998.*

This is improved property known as 246 McGavock Pike, Nashville, TN 37214.

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

This is improved property known as 246 McGavock Pike, Nashville, TN 37214.
IN WITNESS WHEREOF I have hereunto set my hand on this the 3rd day of February, 2023.

Beth Ann Wright
Beth Ann Wright

Phyllis Lea Dye
Phyllis Lea Dye

Martin Kerry Dye
Martin Kerry Dye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Worrick G. Robinson, IV a Notary Public in and for said County and State, the within named, **Beth Ann Wright, Phyllis Lea Dye and Martin Kerry Dye**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2023

Worrick Robinson, IV

Notary Public

My Commission Expires: November 02, 2026

