BOX 10-A

QUITCLAIM DEED TO RE-ESTABLISH ORIGINAL LOT LINES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

Karen Johnson Davidson County
Batch# 976050 DEEDQC
03/02/2023 10:34:09 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230302-0014935

THIS INSTRUMENT WAS PREPARED BY
HARDEMAN, MONTGOMERY & POTTER
4301 HILLSBORO PIKE, SUITE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
The 624 Farrell Pkwy Trust U/A/D March 16, 2021	NEW OWNER	091-02-0-314.00
(NAME)	(NAME)	
P O Box 40466		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THE 624 FARRELL PKWY TRUST U/A/D MARCH 16, 2021,** HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **THE 624 FARRELL PKWY TRUST U/A/D MARCH 16, 2021,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 1417 and 1419, in Block 50, Plan No. 2 of West Nashville, recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots front 25 feet each on the North side of California Avenue and extend back Northwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to 624 Farrell Pkwy Trust U/A/D March 16,2021 by Warranty Deed from Roberta Jones of record in Instrument No. 20230302-0014934 **, Register's Office for Davidson County, Tennessee.**

This deed is executed for the purpose of re-establishing the original lot lines and having distinct map and parcel numbers assigned to Lot No. 1417 and 1419, in Block 50, Plan No. 2 of West Nashville as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. Said Lots Nos. 1417 and 1419 , front 25 feet each on the North side of California Avenue and extend back Northwardly between parallel lines 150 feet to an alley.

unimproved ☐
This is improved ☒ property, known as 5508 California Ave., Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of March, 2023.

BY:_____
KEVIN MONTGOMERY, TRUSTEE OF
THE 624 FARRELL PKWY TRUST U/A/D MARCH 16,2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Kevin Montgomery, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The 624 Farrell Pkwy Trust U/A/D March 16,2021, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 1st day of March, 2023.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public