This Instrument Prepared By:
Parker T. Brown, ESQ.
FIDELIS LAW, PLLC
1585 Mallory Lane, Suite 104
Brentwood, Tennessee 37027

*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

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Karen Johnson Davidson County
Batch# 981235 **DEEDQC**
03/16/2023 08:11:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230316-0018855

| NEW OWNER: | SEND TAX BILL TO: | MAP/PARCEL: |
|---|---|---|
| LEWIS MERCER BORDEN IV and JENNIFER NABORS BORDEN, Trustees | | |
| THE BORDEN REVOCABLE LIVING TRUST dated March 9, 2023 | | |
| 1143 Gateway Lane | SAME AS NEW OWNER | 131 16 0 029.00 |
| Nashville, Tennessee 37220 | | |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409(a)(4).

MERCER BORDEN, IV

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025

Sworn to and subscribed before me this March 9, 2023.

Notary Public

My Commission Expires: _____

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, MERCER BORDEN, IV, also known as LEWIS MERCER BORDEN IV and JENNIFER BORDEN, husband and wife, do hereby quitclaim, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to LEWIS MERCER BORDEN IV and JENNIFER NABORS BORDEN, Trustees of the BORDEN REVOCABLE LIVING TRUST dated March 9, 2023, and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "A" on the Map of Lealand Manor, as of record in Book 974, Page 74, Register's Office for Davidson County Tennessee, to which the said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed MERCER BORDEN, IV and JENNIFER BORDEN, husband and wife, from ELIZABETH PORCH SCRUGGS, Successor Trustee of the Ann Harris Bishop Revocable Trust U/A/D October 23, 1996, amended December 27,2010 and ELIZABETH PORCH SCRUGGS, Executor of the Estate of Ann Harris Bishop, by Warranty Deed of record in Instrument Number 20160804-0080988, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Plat Book 974, Page 74 said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2. Taxes for the current year which have been prorated and assumed by the grantees herein.

The foregoing description is taken from the prior deeds of record.

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

This is improved property known as: 1143 Gateway Lane, Nashville, Tennessee 37220.

WITNESS OUR HANDS this March 9, 2023.

MERCER BORDEN, IV

JENNIFER BORDEN

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 MERCER BORDEN, IV and JENNIFER BORDEN with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this March 9, 2023.

NOTARY PUBLIC

My Commission Expires: _____

