Karen Johnson Davidson County
Batch# 1041840 DEEDQC
08/23/2023 11 15 26 AM 2 pgs
Fees. $12 00 Taxes $0 00
20230823-0065889

QUITCLAIM DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Paul Davidson and Rebecca Davidson, as Co-Trustees of the Davidson Community Property Trust u/a/d August 16, 2023 220 Lynwood Boulevard Nashville, TN 37205	Same	Map 116-7, Parcel 58

This instrument prepared by: HOLLAND & KNIGHT LLP, Jill Mastroianni, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Affiant

MARY SUZANNE EAST
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/02/2024
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 16th day of August, 2023.

NOTARY PUBLIC

My Commission Expires: 09/02/2024

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), and other good and valuable consideration, PAUL S. DAVIDSON AND WIFE, REBECCA DAVIDSON ("Grantors") do hereby quitclaim and convey unto PAUL DAVIDSON AND REBECCA DAVIDSON, AS CO-TRUSTEES OF THE DAVIDSON COMMUNITY PROPERTY TRUST U/A/D AUGUST 16, 2023 ("Grantee"), its successors and assigns, all of Grantors' right, title and interest, in and to the following described land in Davidson County, Tennessee:

Tract 1:
Land in Davidson County, Tennessee, being part of Lot Number 34 in Royal Oaks Land Company's Subdivision of the Baker Tract, as shown of record in Plan Book 421, page 102, Register's Office for Davidson County, Tennessee.

Said part of lot No. 34 fronts 100 feet on the east side of Lynwood Avenue, and runs back between parallel lines 200 feet to the west line of Lot Number 33 in said plan and described as follows: COMMENCING on the East side of Lynwood Boulevard 250 feet North from the intersection of Lynwood Boulevard and Second Street, and running thence eastwardly 200 feet, parallel with Second Street to the west margin of Lot Number 33, thence northerly 100 feet, with the west margin of Lot Number 33, 100 feet; thence westerly 200 feet to the east margin of Lynwood Boulevard; thence southerly with the east line of Lynwood Boulevard 100 feet to the beginning

Tract 2:
Being part of Lot No. 33 in Royal Oaks Land Company's Plan of record in Plan Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, said part of Lot Number 33 fronts 100

feet on the westerly side of Dupont Avenue and runs back between parallel lines 200 feet to the Easterly margin of Lot Number 34 in said plan and described as follows: COMMENCING at a point on the north side of Dupont Avenue, 250 feet northerly from the northwest corner of Dupont Avenue and Second Street, and runs thence northerly 100 feet with the westerly margin of Dupont Avenue; thence westerly parallel with Second Street 200 feet to the easterly margin of Lot Number 34 thence south 100 feet with the easterly margin of lot Number 34 to a point thence easterly 200 feet to the westerly margin of Dupont Avenue, or the beginning.

Tract 3:
Being the westerly 25 feet of Dupont Avenue, which was closed by Ordinance 90-11 by the City of Belle Meade, which portion of the said Dupont Avenue extends along the easterly border of the Grantors' property, and as set forth in Quitclaim Deed For Establishment of Ownership of Closed Public Right of Way of record as Instrument No. 20041115-0136842, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul S. Davidson and wife, Rebecca Davidson, by Quitclaim Deed of record as Instrument No. 20020913-0111770, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 220 Lynwood Boulevard, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 16th of August, 2023.

Paul S. Davidson

Rebecca Davidson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul S Davidson and Rebecca Davidson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this the 16th of August, 2023.

NOTARY PUBLIC

My Commission Expires: 09/02/2024

MARY SUZANNE EASH
TENNESSEE NOTARY PUBLIC
My Comm Exp 09/02/2024
COUNTY OF DAVIDSON