Karen Johnson Davidson County
Batch# 1054953 DEEDQC
09/28/2023 10 20 51 AM 4 pgs
Fees $22 00 Taxes $0 00
20230928-0076132

THIS INSTRUMENT PREPARED BY:
Fred Russell Harwell, Esq.
Adams and Reese LLP
1600 West End Avenue, Suite 1400
Nashville, Tennessee 37203

| **ADDRESS OF NEW OWNER:** | **SEND TAX BILL TO:** | **TAX PARCEL ID:** |
|---|---|---|
| 603 Estes, LLC<br>6207 Hillsboro Pike<br>Nashville, Tennessee 37215 | SAME | 116-04-0-115<br>116-04-0-116 |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUSANNAH B. SCOTT-BARNES, TRUSTEE OF THE SUSANNAH SCOTT-BARNES REVOCABLE TRUST UAD 12/11/08** (the "Grantor"), does hereby quitclaim unto **603 ESTES, LLC**, Tennessee limited liability company (hereinafter the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> This is improved property known as 700 Crescent Road, Nashville, Davidson County, Tennessee 37205 and being more particularly described on Exhibit A attached hereto.

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

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed as of the 1st day of September, 2023.

[*Signatures appear on next page*]

**GRANTOR:**

Susannah B. Scott-Barnes

**SUSANNAH B. SCOTT-BARNES, TRUSTEE OF THE SUSANNAH SCOTT-BARNES REVOCABLE TRUST UAD 12/11/08**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

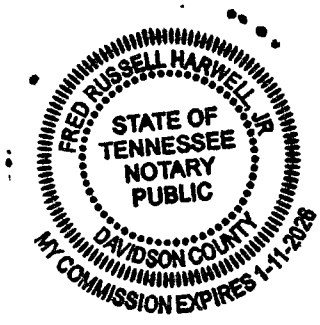
Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Susannah B. Scott-Barnes, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained as trustee of the Susannah Scott-Barnes Revocable Trust UAD 12/11/08.

WITNESS my hand, at office, this 1 day of September, 2023.

Fred Harwell

NOTARY PUBLIC

My Commission Expires:
1-11-2026



STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this
1st day of September, 2023.

Notary Public

My Commission Expires:
1/6/2025

ELIZABETH J. BARBOUR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

# EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot Nos. 25 and 26 on the Plan of Clearview Subdivision, of record in Book 843, page 8, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 26 fronts 145 feet on the easterly side of Clearview Drive and runs back 165 feet on the northerly line and 176.7 feet on the southerly line to a dead line, measuring 35 feet thereon according to a survey made by Z.J. Wilkinson, Surveyor, April 19, 1935, said Lot No. 25 fronts 113.1 feet on the easterly side of Crescent Road, formerly Wildwood Avenue, and runs back 176.65 feet on the northerly line and 160.25 feet on the southerly line to a dead line measuring 94 feet thereon.

Being the same property conveyed to Susannah B. Scott-Barnes, Trustee of the Susannah Scott-Barnes Revocable Trust UAD 12/11/08 by Quitclaim Deed from Martin Brown, Sr., Trustee of the Susannah Scott-Barnes Revocable Trust, of record as Instrument No. 20120207-0010971, Register's Office for Davidson County, Tennessee.