Karen Johnson Davidson County
Batch# 1086080 DEEDQC
12/27/2023 03:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231227-0099537

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Paul Bangs
AFFIANT

Subscribed and sworn to before me on this day, December 21, 2023.

Notary Public

My Commission Expires: 3-3-2025

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
105 WESTWOOD PLACE, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 | ROB@HAZARD.LAW
WWW.HAZARD.LAW

New Owner Address:
Melanie M. Dunn, et al.
1584 Boardwalk Pl
Gallatin, TN 37066

Send Tax Bills To:
Same

Map-Parcel Numbers:
094 13 0 116.00
094 13 0 117.00

QUITCLAIM DEED

Paul Bangs, Trustee U/A/D Dec 05 2000 (a/k/a Paul Bangs, Trustee of the Barbara E. McDaniel Revocable Living Trust, dated December 5, 2000, as amended) ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Melanie M. Dunn and Valerie R. Gregory, as tenants in common**, and their heirs and assigns, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **December** 21, **2023**.

Paul Bangs, Trustee U/A/D Dec 05 2000 (a/k/a Paul Bangs, Trustee of the Barbara E. McDaniel Revocable Living Trust, dated December 5, 2000, as amended)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Paul Bangs, Trustee U/A/D Dec 05 2000** (a/k/a Paul Bangs, Trustee of the Barbara E. McDaniel Revocable Living Trust, dated December 5, 2000, as amended), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such person'ss' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, December 21, 2023.

Notary Public

My Commission Expires: 3-3-2025

GARY W. TEMPLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County Tennessee described as follows:

TRACT NO. 1
Being Lot 13A on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 4060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Expressway Drive at the corner of Lot Nos. 13A and 13B; thence with the line between said two lots, north 14 degrees 26' east 415.24 feet to the southerly right of way of Interstate Highway 40; thence with the same, north 66 degrees 27' west 16.01 feet and continuing with the same, south 72 degrees 25' west 145.38 feet, thence south 4 degrees 16' east 373.64 feet to the northerly margin of Expressway Drive; thence with the same, around a slight curve having a radius of 60 feet, easterly 19.58 feet to the beginning.

TRACT NO. II
Being Lot 13B on the Revision of Lot 13, Expressway Commercial Park, as of record in Book 5060, Page 36, as amended in Book 6240, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot 13B fronts 57.86 feet on the northerly side of Expressway Drive Turn-around, and extends back 425.24 feet on the westerly line and 448.07 feet on the easterly line, to the southerly margin of Interstate I-40, on which it measures 202.50 feet.

Being the same property conveyed to Barbara E. McDaniel, Trustee and any Successor Trustees thereto, U/A/D Dec 05 2000 (a/k/a Barbara E. McDaniel, Trustee of the Barbara E. McDaniel Revocable Living Trust, dated December 5, 2000, as amended) from Barbara E. McDaniel by deed of record in Instrument No. 20001218-0123799 Register's Office for Davidson County, Tennessee. Barbara E. McDaniel having since died on September 2, 2023 and Paul Bangs having succeeded her as Trustee of said trust.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 550 & 554 Expressway Drive, Nashville, TN 37210.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 21, 2023

Affiant Signature

12/27/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day
December 27, 2023

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027