THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

NEW OWNER'S ADDRESS & SEND TAX BILLS TO:
Charles L. Ross and Patricia A. Taylor
PO Box 463
Greenbrier, TN 37073

MAP: 060-12-0
PARCEL: 081.00

Karen Johnson Davidson County
Batch # 1092190 DEEDQC
01/23/2024 09:01:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240123-0003703

PREPARERS DISCLAIMER: This instrument is prepared based on information provided by the parties named therein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property, either before or after the use of this instrument, or otherwise, is given by the preparer of this instrument to the parties. Further, no legal advice has been provided to any person regarding the legal significance of or other ramifications regarding the use of this instrument or the undertaking of the subject transaction.

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common, I, Charles L. Ross, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land located in the Twelfth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Said Lot Nos. 2 and 3 are described as follows: Beginning on the easterly margin of the Dickerson, or Louisville Branch, Turnpike; at the corner of Lots 3 and 4 on the said Plan; and running; thence with the easterly margin of said Turnpike northerly 200 feet to the corner of Lot Nos. 1 and 2; thence with the line between said Lots 1 and 2 easterly 500 feet to the western margin of an avenue; thence with said avenue southerly 200 feet to the corner of Lot Nos. 3 and 4; thence with the line between Lots 3 and 4 westerly 546.8 feet to the beginning.

This conveyance also includes the conveyance of any and all mobile homes located upon the described premises.

Being the same property conveyed to Charles L. Ross by Warranty Deed dated 12/30/1986 from Cleston B. Daniels et ux, Edna C. Daniels, Fred E. Lehmann et ux, Grace H. Lehmann and Clifford R. Thrasher et ux, Linda E. Thrasher Partners d/b/a Rainbow Village Mobile Park of record in Book 7095, Page 209, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2907 Dickerson Pike, Nashville, TN 37207.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Charles L. Ross, unmarried and Patricia A. Taylor, unmarried, tenants in common with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 5th day of January 2024.

Charles L. Ross

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Charles L. Ross, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 5th day of January 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 5th day of January 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027

The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 5th day of January 2024.

Notary Public
My Commission Expires:

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 03, 2027