Karen Johnson Davidson County
Batch# 1095241 DEEDQC
01/29/2024 10:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240129-0005916

THIS INSTRUMENT PREPARED BY:
MHPS Title & Escrow
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $1.00.

Affiant

Subscribed and sworn to before me, this 26th day of January 2024.

NOTARY PUBLIC
My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ERH Trust 4709 Granny White Pike Nashville, TN 37220	New Owner	Map & Parcel: 131-15-0-024.00

FOR AND IN CONSIDERATION of One and No/100ths Dollars ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust FBO Edward Randolph Howell** ("GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto **ERH Trust, U/A/D December 20, 2023** ("GRANTEE") its heirs, successors and assigns, all of its right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

This is improved property known as 4709 Granny White Pike Nashville, TN 37220, and more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 3, formerly Reserved Parcel "A" on the revised Map of the Agnes Russell Property as of record in Book 3842, page 246, and by instrument of record in Book 4451, page 775, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of a private drive running into Granny White Pike, said point being the Northwest corner of Lot No. 1 on said Plan conveyed to Harold H. Robinson and wife by deed of record in Book 4165, page 223, Register's Office for said County, thence with the line between said Lot No. I and Lot No. 3 formerly Reserved Parcel "A" and Harold H. Robinson's line Southwardly 172.5 feet to a point; thence South 83 degree 04 minute West 228.74 feet to a point in the Eastern boundary line of Harpeth Acres Section V; thence with same North 3 degree 17 minute East 222.70 feet to a point; thence South 85 degree 44 minute East 188.4 feet to the Western terminus of said

Private Drive; thence with the same South 4 degree 16 minute West 11 feet to the Southerly margin of said Drive; thence with the same Eastwardly 40 feet to the beginning.

Being the same property conveyed to Edward Randolph Howell, Trustee of the Mary Tucker Revocable Living Trust U/A/ FBO Edward Randolph Howell, by quitclaim deed from Edward Randolph Howell, Trustee of the Mary Tucker Revocable Living Trust, dated January 12, 2021, of record in Instrument No. 20220112-0004145 in the Register's Office for Davidson County, Tennessee. The foregoing was corrected by Scrivener's Affidavit in Instrument No. 20240125-0004883 in the Register's Office for Davidon County, Tennessee, to show the correct Grantor as Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust, dated January 12, 2021, and the correct Grantee as Edward Randolph Howell, Trustee of the Mary Tucker Howell Revocable Living Trust FBO Edward Randolph Howell.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 26th day of January 2024.

GRANTOR:

MARY TUCKER HOWELL REVOCABLE LIVING TRUST FBO EDWARD RANDOLPH HOWELL

Edward Randolph Howell
By: Edward Randolph Howell
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Edward Randolph Howell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the **Trustee** of the **Mary Tucker Howell Revocable Living Trust FBO Edward Randolph Howell**, the within named bargainor, a Trust, and that he has the authority to sign as Trustee the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office, this 26th day of January 2024.

Notary Public
My Commission Expires: 10/4/27

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Matt Hausman, do hereby make oath that I am a licensed attorney and/or 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 1/29/24 (date of document).

Affiant Signature

01/29/24
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 29th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/27

NOTARY'S SEAL

EARL LOH
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/4/2027
COUNTY OF DAVIDSON