Karen Johnson Davidson County
Batch # 1139038 DEEDQC
05/24/2024 08:03:26 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240524-0038661

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#s:
AUGUST A. GARR, JR., Co- Trustee MADELINE B. GARR, Co-Trustee 259 Graylynn Dr. Nashville, TN 37214	SAME	09508019500 09508024500

This conveyance is exempt from recordation tax under T.C.A. § 67-4-409(a)(1)(C)(vi). No oath of value is required for this deed in accordance with the provisions of T.C.A. § 67-4-409(a)(1)(E).

FOR AND IN CONSIDERATION of One Dollar ($1.00), we, AUGUST A. GARR, JR. and MADELINE B. GARR, ("GRANTORS"), do hereby quitclaim and by these presents do transfer and convey unto AUGUST A. GARR, JR. and MADELINE B. GARR, CO-TRUSTEES OF THE GARR TENNESSEE COMMUNITY PROPERTY TRUST dated May 23, 2024, their successors and assigns ("GRANTEE"), all of GRANTORS' right, title and interest in and to certain tracts or parcels of land located in Davidson County, Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

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

WITNESS my hand this 23 day of May, 2024.

August A Garr Jr
AUGUST A. GARR, JR.

Madeline B. Garr
MADELINE B. GARR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared AUGUST A. GARR, JR. and MADELINE B. GARR, 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, this 23 day of May, 2024.

Claire Radel
NOTARY PUBLIC

My Commission Expires:

3-9-2027

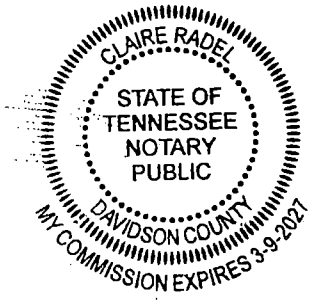


EXHIBIT A

Parcel 09508019500

Being Lot No. 1 on Plan of the Garr Estates of record in Plan Book 5060, page 8, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 100' on the southwesterly margin of Graylyn Dive and extends back between lines measuring 375.87' on the southwesterly line and 419.47' on the northeasterly line to a line in the rear measuring 82.53' thereon.

Being the same property conveyed to August A. Garr, Jr. and wife Madeline B. Garr by deed of record in Book 5112, page 732, R.O.D.C.

Said improved property is known as 259 Graylynn Dr., Nashville, TN 37214

Parcel 09508024500

Land in the Third, formerly the Second Civil District of Davidson County, Tennessee and described according to a survey made by J. R. Wauford & Company, Engineers, dated September 26, 1959, as follows:

Being Lot No. 1 on the Final Plat, Resubdivision of Lot No. 2, on the Plan of Garr Estates as of record in Instrument 20040826-0103370, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to August A. Garr, Jr. and wife Madeline B. Garr by deed of record in instrument number 20070514-0057254, R.O.D.C.

Said improved property is known as 261 Graylynn Dr., Nashville, TN 37214.