Karen Johnson Davidson County
Batch# 1148088 DEEDQC
06/17/2024 12:24:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240617-0045263

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox, PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2024. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

QUITCLAIM DEED

Address New Owner: Montgomery Bell Academy of the University of Nashville 4001 West End Avenue Nashville, TN 37205	Send Tax Bills To: New Owner 4001 West End Avenue Nashville, TN 37205	Tax Information: Map and Parcel: 10316003700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged**, Joan E. Fields, married** (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **Montgomery Bell Academy of the University of Nashville, a Tennessee nonprofit corporation** , its successors and assigns, all of her right, title and interest in and to the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" attached hereto.

This is improved property located at 203 South Wilson Blvd, Nashville, Tennessee, 37205.

A. Russell Mason, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest that he holds in the subject property.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of May, 2024.

Joan E. Fields

A. Russell Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joan E. Fields and A. Russell Mason, 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, at office, this 29th day of May, 2024.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Exhibit "A"

Land situated in the 24th Civil District of Davidson County, City of Nashville, Tennessee, being Parcel 37.00 on Tax Map 103, and being more particularly described as follows:

Beginning at an iron rod (new), said iron rod being North 06 degrees, 00 minutes, 58 seconds West a distance of 1009.29 feet from an iron rod (old) in the westerly right-of-way of South Wilson Blvd. (50-foot R.O.W.), said margin being the easterly line of Lot 1 as shown on the Consolidation Plat of University of Nashville Montgomery Bell Academy of record in Instrument No. 20100924-0076278, Register's Office for Davidson County, Tennessee, and being the southeasterly corner of the herein described tract;

Thence, with the northerly line of Montgomery Bell Academy, of record in Deed Book 5623, page 731, said Register's Office, South 81 degrees, 23 minutes, 58 seconds West a distance of 200.00 feet to an iron rod (old), being the southeastern corner of O.I.C. Whitland Place Condominiums, of record in Deed Book 4767, page 103, said Register's Office;

Thence, with the eastern line of O.I.C. Whitland Place Condominiums, North 02 degrees, 30 minutes, 59 seconds East a distance of 70.00 feet to a mag nail (new), being the southwestern corner of O.I.C. Whitland Place Condominiums, of record in Plat Book 6200, page 3, said Register's Office;

Thence, with the southerly line of O.I.C. Whitland Place Condominiums, North 81 degrees, 01 minutes, 15 seconds East a distance of 189.46 feet to an iron rod (new) in the western right-of-way of South Wilson Blvd. (50-foot R.O.W.);

Thence, with the westerly right of way of South Wilson Blvd (50-foot R.O.W.) South 06 degrees 10 minutes, 51 seconds East a distance of 70.00 feet to the point of beginning.

Containing an area of 13,492 square feet or 0.31 acres, more or less.

Being the same property conveyed to Montgomery Bell Academy of the University of Nashville by Special Warranty Deed from Joan E. Fields, married, dated May 29, 2024, of record in Instrument No. 202406170045262, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/29/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027