Karen Johnson
Batch # 1168592
08/13/2024 12:53:24 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240813-0061300

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
LB Trevor Revocable Trust	New Owner	047 00 0 073.00
229 Wessington Place		
Hendersonville, Tennessee 37075		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Lee I. Trevor and Belenda K. Trevor ("Grantors"), do hereby convey and quitclaim unto the LB Trevor Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

A tract of land situated in the 13th Civil District of Davidson County, Tennessee, being a portion of the Trevor property as of record in Deed Book 2746, Page 546, Register of Deeds' Office for Davidson County, Tennessee, and being particularly described as follows according to a survey by Caldwell Engineering and Surveying dated March 12, 1985.

Tract No. 3

Beginning at a point in the east right-of-way of Old Hickory Boulevard, said point being the northwest corner of Tract No. 1 and the southwest corner and point of beginning of the herein described tract, thence with said right-of-way N 17° 10'12" E 481.23 feet to a point, thence leaving said right-of-way N 89° 30' 58" E 495.00 feet to a point, thence S 21° 26' 43" W 511.00 feet to a point, thence S 86° 47' 59" E 520.78 feet to a point in the center line of Sulphur Creek Road, thence with said center line S 39° 53' 14" W 136.78 feet to a point, thence with said center line S 47° 23' 28" W 154.70 feet to a point, thence S 50° 19' 11" W 158.30 feet to a point, thence S 47° 45' 46" W 89.19 feet to a point, said point being the northeast corner of Tract No. 2, thence leaving the center line of Sulphur Creek Road N 27° 07' 56" W 309.73 feet to a point at the northeast corner of Tract No. 1, thence N 72° 49' 48" W 460.00 feet to the point of beginning containing 8.41 acres more or less.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Lee Trevor and wife, Beleda V. Trevor (aka Belenda K. Trevor), by Quitclaim Deed, from Leo Trevor and Audrey B. Trevor, dated August 3, 1999, of record in Book 11617, Page 70, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is unimproved property known as 0 Old Hickory Boulevard, Nashville, Tennessee 37218.

This conveyance is also subject to any and all property taxes, existing liens, encumbrances, restrictions, titles, interests, utilities lines, and easements of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 7th day of August, 2024.

Lee I. Trevor

Belenda K. Trevor

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Lee I. Trevor and Belenda K. Trevor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 7th day of August, 2024.

Notary Public

JEFF STRICKLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: July 3, 2028

We hereby swear or affirm that the actual consideration for this transfer is $0.00.

Lee I. Trevor

Belenda K. Trevor

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 7th day of August, 2024.

Notary Public

My commission expires: July 3, 2028

