THIS INSTRUMENT PREPARED BY:
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Karen Johnson Davidson County
Batch# 1213165 DEEDQC
12/06/2024 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241206-0094939

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.:
James Lee Netterville and Mitzie Lambert Netterville, Co-Trustees of The Netterville Family Trust Agreement dated October 2, 2024	SAME	145 03 0 011.00
1132 Tyne Blvd		
Nashville, TN 37220		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **JAMES L. NETTERVILLE and wife, MITZIE L. NETTERVILLE,** do hereby convey to **JAMES LEE NETTERVILLE and MITZIE LAMBERT NETTERVILLE, Co-Trustees of THE NETTERVILLE FAMILY TRUST AGREEMENT dated October 2, 2024,** all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

A tract of land in the 7th, formerly the 11th, civil district of Davidson County, Tennessee, near the city of Nashville, being Lot No. 14 of Block "A" on the map of Lealand Manor, as of record in Book 974, Page 74, Register's Office for said county, described as follows:

Beginning at a point on the northerly margin of Tyne Boulevard 330.5 feet east of the easterly margin of Granny White Pike, being the southeast corner of Lot No. 16; thence with said Boulevard, north 80° 21' east 149.7 feet, continuing with said Boulevard eastwardly 60.9 feet to the southwest corner of Lot No. 13; thence with the line between said two lots north 2° 20' east 433.1 feet to the southerly line of Lot No. 3; thence westwardly with the southerly line of Lots Nos. 3 and 2, 208.1 feet to the northeast corner of Lot No. 15; thence with the line between Lots Nos. 14 and 15, south 9° 20' west 278.6 feet to the northeast corner of Lot No. 16; thence with the line between Lots Nos. 14 and 16, south 7° 19' east 211.6 feet to the beginning, containing 2.37 acres, more or less.

Being the same property conveyed to James L. Netterville and wife, Mitzie L. Netterville, by General Warranty Deed dated June 26, 1987, from Wilma E. Jones, unmarried, of record in Book 7329, Page 224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1132 Tyne Boulevard, Nashville, Tennessee 37220.

James Lee Netterville and James L. Netterville are one and the same person.

Mitzie Lambert Netterville and Mitzie L. Netterville are one and the same person.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of December, 2024.

JAMES L. NETTERVILLE

MITZIE L. NETTERVILLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES L. NETTERVILLE** and **MITZIE L. NETTERVILLE**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee, on this the 6th day of December, 2024.

Notary Public

My commission expires: 5/3, 2027

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this 6th day of December, 2024.

Notary Public

My commission expires: 5/3, 2027

JOEL SHEPHERD STAMPLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

CERTIFICATE OF AUTHENTICITY

I, Joel S. Stampley, do hereby make oath that I am a licensed attorney and/or the custodian or 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 **December 6, 2024**.

December 6, 2024
Date

Joel S. Stampley

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **6th** day of **December, 2024**.

Notary Public

LINDA J WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

My commission expires:

03/03/2026