Karen Johnson Davidson County
Batch# 1231110 DEEDQC
01/28/2025 02:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250128-0006617

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Map & Parcel No. 116-10-0-085.00

The actual consideration or value, whichever is greater, for this transfer is $ N-O-N-E .

Affiant

Subscribed and sworn to before me this 28th Day of January, 2025.

My Commission Expires: 4-19-2026

Notary Public

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION

BY: **Peter Weiss, Attorney**
Ortale Kelley Law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

RIA to:

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Kate B. Cain, Trustee	**Owner**
(Name)	(Name)
3600 Sperry Avenue	
(Street Address)	(Street Address)
Nashville, Tennessee 37215	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **"Kate B. Cain, Trustee of the John E. Cain, III GST Non-Exempt Trust FBO Kate B. Cain, U/A/D June 20, 2018, as amended"**, hereinafter the **"Grantor"**, does hereby quitclaim and convey all of its right, title and interest to **" Kate B. Cain, Trustee of the Kate B. Cain Revocable Trust, u/a/d July 10, 2023, as amended."**, hereinafter the **"Grantee"**, its successors and assigns, in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described, as follows:

Being parts of Lots "C" and "D" on the Map of Mrs. Mary I Harris' Subdivision of Lots 1 and 2 of Bransford's Subdivision of Lot No. 27, etc. in Belle Meade, as of record in Book 547, page 31, Register's Office for said County, and described according to a copy of a survey thereof made July

12, 1954, by T.R. Sanford-Surveyor, as follows:

BEGINNING in the Southerly margin of Deer Park Drive at the northwest corner of the property conveyed to Henrietta K. Reeves by deed from Nellie D. Wilson and husband, of record in Book 954, page 587, said Register's Office, said point being a monument set in the South margin of said Drive South of and opposite a misplaced monument as shown on said survey, said corner likewise being 20 feet westwardly from the corner of Lots "B" and "C"; thence westwardly, along the Southerly margin of Deer Park Drive, 195 feet to a monument which is 2.6 feet south of a misplaced monument shown on said survey, and which point is 13.5 feet west of the corner of Lots "C" and "D"; thence southwardly, crossing the line between Lots "C" and "D", 286.6 feet to a monument on the North margin of Bellevue Drive North, which monument is 7.2 feet North of a misplaced monument shown on said survey, and which point is 27 feet East of the corner of Lots "C" and "D"; thence eastwardly, along the northerly margin of Bellevue Drive North 153 feet to a point, a monument which is 20 feet West of the corner of Lots "B" and "C"; 14 degrees East 315 feet to the point of beginning

Being the same property conveyed to "Kate B. Cain, Trustee of the John E. Cain, III GST Non-Exempt Trust FBO Kate B. Cain, U/A/D June 20,2018, as amended", by Quitclaim Deed from Janet S. Cothron, Trustee of the John S. Cain III, Revocable Trust U/A/D June 20, 2018, as amended, of record in Instrument No. 20240207-0008615, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines and easements and rights for public utilities applicable to this property, matters disclosed on the plan of record and as disclosed by the Survey, by T.R. Sanford-Surveyor, dated July 12, 1954.

THIS property is located at 221 Deer Park Drive, Nashville, Tennessee 37205.

Witness my hand this 21 day of January 2025.

Kate B. Cain, Trustee

Kate B. Cain, Trustee of the John E. Cain, III GST Non-Exempt Trust FBO Kate B. Cain, U/A/D June 20,2018, as amended"

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kate B. Cain, Trustee of the John E. Cain, III GST Non-Exempt Trust FBO Kate B. Cain, U/A/D June 20,2018, as amended, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged on oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of January 2025.

Notary Public

My Commission Expires: 2/7/25

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

Tennessee Certification of Electronic Document

I, APRIL N. BRADLEY 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 January 21, 2025.

Affiant Signature

January 28, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of January, 2025.

Notary's Signature

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025