Karen Johnson Davidson County
Batch # 1258210 DEEDQC
04/11/2025 04:22:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250411-0027597

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
615-244-2770
(no title search performed)

QUITCLAIM DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
John William Myers, Trustee 2202 Oakland Avenue Nashville, TN 37212-5114 Bonnie Brown Myers, Trustee 2202 Oakland Avenue Nashville, TN 37212-5114	SAME	Map 104-16 Parcel 143

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero (0).

John William Myers
AFFIANT

Subscribed and sworn to before me this 3rd day of April, 2025.

Emily Guthrie
Notary Public

My commission expires: 10-04-2027

EMILY GUTHRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JOHN WILLIAM MYERS, JR. and spouse, BONNIE BROWN MYERS, the Grantors, do hereby transfer and convey unto JOHN WILLIAM MYERS as Trustee of the JOHN WILLIAM MYERS 2025 TRUST dated April 3, 2025, as Grantee, as to an undivided 50% interest as tenant-in-common; and transfer and convey to BONNIE BROWN MYERS, as Trustee of the BONNIE BROWN MYERS 2025 TRUST dated April 3, 2025, as Grantee, as to an undivided 50% interest as tenant-in-common, all of our right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 152 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book No. 421, Page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Oakland Avenue, formerly Greenwood Place and an alley, being the southwest corner of said lot; thence with the easterly margin of said Avenue, northerly 75 feet, more or less, to the southeast corner of lot no. 151; thence easterly with the line between said two lots 158 feet to the westerly margin of another alley; thence with the westerly margin of the last mentioned alley, southerly to the northerly margin of the fist mentioned alley; thence with the northerly margin of said alley westerly 207 feet, more or less, to the beginning.

Being the same property conveyed to John William Myers, Jr. and wife, Bonnie Brown Myers, as tenants-by-their-entirety by Quitclaim Deed of John William Myers, Jr. and Richard D. Speight of record in Book 4958, Page 806, Register's Office of Davidson County, Tennessee.

This is improved property known as 2202 Oakland Avenue, Nashville, TN 37212.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of April, 2025.

John William Myers
JOHN WILLIAM MYERS, JR.

Bonnie Brown Myers
BONNIE BROWN MYERS

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 JOHN WILLIAM MYERS, JR. the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 2025.

Emily Guthrie
Notary Public

EMILY GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My commission expires: 10-04-2027

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 BONNIE BROWN MYERS the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of April, 2025.

Emily Guthrie
Notary Public

EMILY GUTHRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

My commission expires: 10-04-2027.