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)

Karen Johnson
Batch # 1258210
04/11/2025 04:22:26 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250411-0027598

QUITCLAIM DEED

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
John William Myers, Trustee 2202 Oakland Avenue Nashville, TN 37212-5114	SAME	Map 104-16 Parcel 148

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, I, JOHN WILLIAM MYERS, JR. the Grantor, do hereby transfer and convey unto JOHN WILLIAM MYERS, as Trustee of the JOHN WILLIAM MYERS 2025 TRUST dated April 3, 2025, the Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee, described as follows:

Being the south half of Lot No. 154 on Belmont Land Company's Plan as of record in Book 421, page 34, Register's Office for said County, and described as follows:

Beginning at the dividing line between lots Nos. 154 and 155 on the said plan, on Belmont Boulevard, a distance of 200 feet from the intersection of Ashwood Avenue and Belmont Boulevard, running northwardly on Belmont Boulevard 50 feet to a point; thence extending back between parallel lines with the dividing line of lots 154 and 155, 175 feet to an alley having a width of 50 feet on said alley.

Being the same property conveyed to John William Myers, Jr., by Quitclaim Deed of Lyra E. Rives Fitzpatrick, now Lemmon, of record in Book 5404, page 342, Register's Office of Davidson County, Tennessee.

This is improved property known as 2217 Belmont Boulevard, Nashville, TN 37212.

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

John William Myers, Jr.
JOHN WILLIAM MYERS, JR.

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

Emily Guthrie
Notary Public

My commission expires: 10-04-2027