Karen Johnson Davidson County
Batch# 1273674 DEEDQC
05/15/2025 02:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250515-0038454

*This Instrument Prepared By*:
THOMPSON BURTON PLLC (DHM)
1801 West End Avenue, Suite 1550
Nashville, Tennessee 37203

| Address New Owner(s): | Send Tax Bills To: | Parcel ID Number: |
|---|---|---|
| JAM and CAM Community Property Trust<br>John Addison McPherson and Chris Ann McPherson, Co-Trustees<br>2100 20th Avenue South<br>Nashville, Tennessee 37212 | Same | 104 12 0 152.00<br>Davidson County |

## QUITCLAIM DEED

**FOR AND IN CONSIDERATION OF** One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, John A. McPherson and Chris A. McPherson, husband and wife, by these presents do hereby quitclaim, and by these presents transfer and convey unto John Addison McPherson and Chris Ann McPherson, as Co-Trustees of the JAM and CAM Community Property Trust, their successors and assigns, all of their right, title, and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A hereto (the "Property").

This is improved property known as 2100 20th Avenue South, Nashville, Tennessee 37212.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

**IN WITNESS WHEREOF,** the undersigned have executed this instrument on this 14th day of MAY, 2025.

JOHN A. MCPHERSON

CHRIS A. MCPHERSON

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, John A. McPherson and Chris A. McPherson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of May, 2025.

TRACY L. MOYLAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires
January 11, 2026

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 15th day of May, 2025.

Notary Public

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

## EXHIBIT A

Land in Davidson County, Tennessee, being a part of Lot No. 19 on the Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Southeast intersection of 20th Avenue, South and Bernard Avenue; thence with the margin of Bernard Avenue, Easterly 167 feet to the corner of the property conveyed to Alice E. Breckenridge, by deed from Mamie A. Thaxton, as of record in Book 898, Page 87, thence with her West line, Southerly 64 feet to a point; thence Westerly parallel to the South margin of Bernard Avenue, 167 feet to an iron pin in the East margin of 20th Ave, South; thence with the margin of the same, Northerly 64 feet to the beginning.

Being the same property conveyed to John A. McPherson and Chris A. McPherson, husband and wife, by Warranty Deed from Brett A. Sheriff, of record at Instrument 20161017-0109326, Register's Office for Davidson County, Tennessee.

## TRUE COPY CERTIFICATION

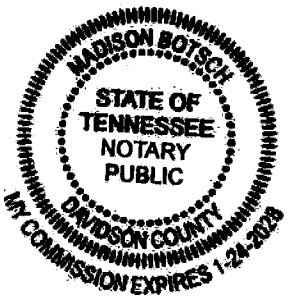
I, David H. Mayer, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 15, 2025.

Date: May 15, 2025

DAVID H. MAYER

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

On May 15, 2025, before me, the undersigned, personally appeared David H. Mayer, who acknowledges that this certification of an electronic document is true and correct.




Notary Public
My Commission Expires: 1-24-2028