# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

BILL GARRETT, Davidson County
Trans: T20150033762 DEEDQC
Recvd: 05/04/15 10:24 2 pgs
Fees: 12.00 Taxes: 0.00
20150504-0039943

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **James A. Davis, Jr. & Monchita P. Davis** | **"New Owner"** | |
| (NAME) | (NAME) | 150-3-184 |
| **3274 Anderson Rd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37013** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **LURA M. DAVIS** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JAMES A. DAVIS, JR. AND WIFE, MONCHITA P. DAVIS,** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27, ON THE PLAN OF SECTION ONE, HARBOR LANDING, OF RECORD IN BOOK 6250, PAGE 312, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO JAMES A. DAVIS, JR., A MARRIED MAN, BY WARRANTY DEED FROM RICKY L. JONES AND WIFE, ELANA A. JONES, DATED SEPTEMBER 30, 1996, FILED FOR RECORD ON OCTOBER 1, 1996 IN BOOK 10210, PAGE 356, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**
**BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM JAMES A. DAVIS, JR TO JAMES A. DAVIS JR. AND WIFE, MONCHITA P. DAVIS AS OF RECORD IN INSTRUMENT NO. 20141021-0096916, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.**

***THE PURPOSE OF THIS DEED IS TO CONVEY ANY MARITAL INTEREST LURA M. DAVIS MIGHT HAVE HAD WHEN SHE WAS MARRIED TO JAMES A. DAVIS, JR. WHEN HE ORIGINALLY ACQUIRED THE PROPERTY.***

***THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.***

This is
**( ) unimproved**
**(X) improved**
property known as 3274 Anderson Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30th day of April, **2015.**

**LURA M. DAVIS**

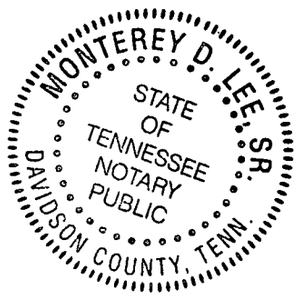
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LURA M. DAVIS**, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of April, 2015.

Notary Public

My Commission Expires: 01/08/2019




**RETURN TO:**
**Rudy Title & Escrow, LLC**
2012 21st Ave. South
Nashville, TN 37212