Prepared from Information provided without the benefit of a Title Search

Davidson County DEEDQC
Recvd: 06/24/16 09:23 2 pgs
Fees:12.00 Taxes:0.00
20160624-0064476

Instrument Prepared By:

Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

The Actual Consideration or Value, whichever is greater, for this transfer is $ -0-

Affiant

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 24th day of **June, 2016.**

Notary Public

My Commission Expires: 11/5/18

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Jeff C. Estepp and	**SAME**	**091110230.00**
David T. O'Connell		**&**
713 51st Avenue North		**091110231.00**
Nashville, TN 37209		

FOR AND IN CONSIDERATION of One and No/100 ($1.00) Dollar cash in hand paid, the receipt of which is hereby acknowledged, **Jeff C. Estepp and David T. O'Connell being one and the same as David O'Connell**, by these presents does hereby transfer and quitclaim and convey unto **Jeff C. Estepp and David T. O'Connell,** their successors and assigns, all of their rights, title, and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the northerly 105 feet of Lots Nos, 913, 915, 917, 919, 921 and 923 of Block 124 on the No. 1 Plan of West Nashville, as of record in Book 57, Page 74 & 75, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 105 feet on the easterly margin of 51st Avenue North and extend back between parallel lines 150 feet, more or less to an abandoned alley in the rear.

Being the same property conveyed to Jeff C. Estepp and David O'Connell by deed of record in Instrument No. 20130501-0043686 and Instrument No. 20130529-0053881 both in the Register's Office for Davidson County, Tennessee.

This deed is executed for the purpose of combining the legal description contained in the above referenced deeds into one tract.

This is improved property, **702 51st Avenue North, Nashville, TN 37209**

WITNESS my hand this 24th day of **June, 2016.**

Jeff C. Estepp

David T. O'Connell

STATE OF Tennessee)
COUNTY OF Davidson)

On this 24th day of **June, 2016**, before me, a Notary Public, within and for the State and County aforesaid, personally appeared **Jeff C. Estepp and David T. O'Connell** the bargainor 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 this 24th day of **June, 2016.**

Notary Public

My Commission Expires: 11/5/18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, I. Dyke Tatum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

I. Dyke Tatum
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Theresa L. Smith, a notary public for this county and state, I. Dyke Tatum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Theresa L. Smith
Notary's Signature

My Commission Expires: 11/5/2018.

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.