Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Emily A. Douglas **James C. Douglas** **1405 Linden Avenue** **Nashville, TN 37212**	**Map 091-15-0** **Parcel 173.00**	**Emily A. Douglas** **James C. Douglas** **1405 Linden Avenue** **Nashville, TN 37212**
This instrument prepared by: Emerge Law PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **EMILY A. DOUGLAS and JAMES C. DOUGLAS**, as tenants in common, each with a 50% undivided interest in fee simple (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **JAMES C. DOUGLAS, and wife, EMILY A. DOUGLAS**, as tenants by the entireties (the "Grantees"), Grantees' successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on EXHIBIT A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **311 51st Avenue North, Nashville, Tennessee 37209**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 3rd day of October, 2016.

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20160088226 DEEDQC
Recvd: 10/06/16 13:56 3 pgs
Fees:17.00 Taxes:0.00
20161006-0105900

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 3 day of October, 2016.

JAMES C. DOUGLAS

EMILY A. DOUGLAS

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 **JAMES C. DOUGLAS AND EMILY A. DOUGLAS**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 3 day of October, 2016.

Notary Public

My Commission Expires: 10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 10/31/2017

EXHIBIT A

(Legal Description of the Property)

Land in Davidson County, Tennessee, being part of Block No. 11 on the Revised Plan of Charlotte Park Company's First Addition of West Nashville Extension, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

BEGINNING on the westerly margin of 51st Avenue North, formerly 10th Street, at a point 60 feet south of the southwest intersection of said 51st Avenue North and Elkins Avenue; thence with the westerly margin of said 51st Avenue North, southwardly 50 feet; thence westerly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley; northwardly 50 feet; thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Emily A. Douglas and James C. Douglas, by Deed dated May 15, 2007, of record at instrument number 20070515-0058244, Register's Office for Davidson County, Tennessee.