Davidson County	DEEDQC
Recvd: 01/11/17 14:44	4 pgs
Fees:22.00 Taxes:0.00	
20170111-0003330	

Prepared By and Return To:
SKW Title Company, LLC
3405 Dallas Highway, Bldg 800, Ste 810
Marietta, GA 30064
Order No.: TN-REO160633PUR

QUIT CLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
John M. Sharp	**John M. Sharp**	**104 12 0 202.00**
(Name)	(Name)	
2014 19th Avenue S	**2014 19th Avenue S**	
(Address)	(Address)	
Nashville, TN 37212	**Nashville, TN 37212**	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS INDENTURE, made and entered into as this _____, by and between

John M. Sharp,

as party or parties of the first part, and

The John Marshall Sharp Living Trust,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein be referenced.

This is ☐ unimproved ☒ improved property known as: 2014 19th Avenue S, Nashville, TN 37212.

Being the same property conveyed to the party of the first part by Trustee's Deed of record at Instrument Number Instrument Number _____ in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

GRANTOR:

John M. Sharp (Seal)

Allison Sharp (Seal)

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand this 10 day of January 2017

Notary Public
My Commission Expires: 7-2-17

[Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $ 0.

John M. Sharp Allison Sharp
Affiant

Subscribed and sworn to before me this the 10 day of January 2017

Notary Public
My Commission Expires: 7-2-17

[Notary Seal]

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires July 02, 2017

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the southerly one-half of Lot Number 37 on the Revised Plan of George W. Blairs Subdivision of Belmont Heights as of record in Plat Book 332, page 56, Registers Office for Davidson County to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. Sharp by Special Warranty Deed recorded at Book _____, Page _____ in the Register's Office for Davidson County, Tennessee. **20170111-0003328**

Commonly known as: 2014 19th Avenue South, Nashville, TN 37212.

Tax Parcel No.: 104 12 0 202.00

True Copy Certification

I, **Patricia D. Kelley**, 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.

Patricia D. Kelley
Signature

State of Georgia

County of Cobb

Personally appeared before me, **James W. Tarlton**, a notary public for this county and state, **Patricia D. Kelley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

James W. Tarlton
Notary's Signature

My Commission Expires: **January 09, 2018**
Notary' Seal (if on paper)

JAMES W. TARLTON
Notary Public, Georgia
Cobb County
My Commission Expires
January 09, 2018