BILL GARRETT, Davidson County
Trans:T20170008187 DEEDQC
Recvd: 01/27/17 15:01 2 pgs
Fees:13.00 Taxes:1.34
20170127-0009248

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
James P. Moore
400 Battle Flag Lane
Mt. Juliet, Tennessee 37122-6149

MORTGAGEE:
None

SEND TAX BILLS:
New Owner

MAP-PARCEL:
093 12 0 092.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Two and 50/100 ($362.50) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Ronald Johnson,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **James P. Moore,** hereinafter called the Grantee, his heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 37 on the Plan of Maury and Claiborne's Addition to South Nashville, as of record in Book 21, pages 84 and 85, Register's Office for said County.
>
> Said Lot No. 37 fronts 35 feet on the southerly side of Hermitage Avenue, formerly Fillmore Street or Lebanon Pike and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to A. P. Moore and Frank Moore by deed from Felix Franklin Fisher and Maude Franklin Burnett, as of record in Deed Book 104, page 491, Register's Office for Davidson County, Tennessee. Frank Moore was also vested with title by deed from Harold W. Moore, Clayte G. Kehoe, and Robert W. Moore, heirs of A. P. Moore, by deed of record in Book 4804, page 320, Register's Office for Davidson County, Tennessee.
>
> The Grantor is and heir of A. P. Moore.
>
> This is improved property known as 171 Old Hermitage Avenue, Nashville, Tennessee 37210.

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

IN WITNESS WHEREOF, I have hereunto set my hand this the 13 day of January, 2017.

RONALD JOHNSON

STATE OF WASHINGTON)
COUNTY OF KITSAP)

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

Witness my hand and official seal at office this 13 day of January, 2017.

NOTARY PUBLIC

AMANDA R. DEAL NOTARY PUBLIC COMMISSION EXPIRES 07-27-20 STATE OF WASHINGTON

My Commission Expires: 07-27-20

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$362.50**.

AFFIANT

Subscribed and sworn before me
this 27th day of January, 2017.

NOTARY PUBLIC

My Commission Expires: 12-10-2017

TINA D. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY