Bill Garrett Davidson County
Batch# 521 DEEDQC
09/13/2017 10:53:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170913-0093525

Prepared By:

G. Wayne Davis, Atty.
1326 A Rosa L. Parks Blvd.
Nashville, TN 37208
615-244-2431

After Recording Return To:
Steve Davis
1728 Simpkins Street
Nashville, Tennessee 37208

MAP ID # 81-2-162
PARCEL ID # 8DA 07820

QUITCLAIM DEED

BE IT KNOWN BY ALL, **that, James Davis, ("Grantor"), although jointly titled, inherited but never recorded the realty located at 1728 Simpkins Street, Nashville, TN 37208 from his deceased wife, Charlie Frances Davis, who died on March 8, 1998, hereby *REMISES, RELEASES AND FOREVER QUITCLAIMS TO* Steve Davis ("Grantee"), whose address is 1728 Simpkins Street Nashville TN 37208, all right, title, interest and claim to the following real estate property located at 1728 Simpkins Street Nashville, TN 37208, in the County of Davidson and State of Tennessee and ZIP code 37208, to wit;**

> **Being lot No. 11 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Lane, as of record in Book 332, page 41, Register's Office for said County.**
>
> **Said Lot No. 11 fronts 50 feet on the northerly side of Simpkins, formerly "E", Street and runs back between parallel lines 150 feet to an alley.**
>
> **Being the same property conveyed to James Davis and wife, Charlie Frances Davis, by deed from Shirley L. Randall, of record in Book 4250, Page 815, Register's Office for Davidson County Tennessee.**

FOR A VALUABLE CONSIDERATION, **in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of 09-13-2017.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
_____, Affiant
Subscribed and sworn before me this the
13 Day of September, 2017.
Brandi Weis, Deputy Register

James Davis

Grantor

Janice Davis

Grantor's Printed Name

Steven A Davis

Grantee

STEVEN A DAVIS

Grantee's Printed Name

Signed in our presence:

Witness

Reginald Walker

Witness

Grantee's Address:
Mr. Steve Davis
1728 Simpkins Street
Nashville, Tennessee 37208

Grantor's Address:
Mr. James Davis
1728 Simpkins Street
Nashville, Tennessee 37208

Mail Subsequent Tax Bills To:
Mr. Steve Davis
1728 Simpkins Street
Nashville, Tennessee 37208

STATE OF Tennessee)
) **SS.**
COUNTY OF Davidson)

The foregoing Quitclaim Deed was acknowledged before me on September 13, 2017 **by Mr. James Davis, who is personally known to me or has produced a valid driver's license as identification and such individual having executed aforementioned instrument of his free and voluntary act and deed.**

IN WITNESS THEREOF, to this Quitclaim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

NOTARY

Edward C. Hatch

My Commission Expires: 7-05-21

EDWARD C. HATCH
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 5, 2021