QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 5229 DEEDQC
09/27/2017 10:42:28 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20170927-0098851

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Daniel Northcutt & Kevin Daniel Grimes	**New Owner**	
(NAME)	(NAME)	**PART OF 071-11-0-173.00**
314 Pullen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOSEPH DANIEL NORTHCUTT AND HUSBAND, KEVIN DANIEL GRIMES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JOSEPH DANIEL NORTHCUTT AND HUSBAND, KEVIN DANIEL GRIMES**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being the westerly 50 feet of Lot 50 on the Plan of Trinity Heights, which plan is of record in Book No. 161, Page 38, of the Register's Office for Davidson County, Tennessee.

Said part of said lot fronting 50 feet on the southerly side of Pullen Avenue and running back southwardly between parallel lines 150 feet, more or less, to an alley.

Being part of the same property conveyed to Joseph Daniel Northcutt and husband, Kevin Daniel Grimes by Quitclaim Deed from Joseph Daniel Northcutt and Kevin Daniel Grimes, recorded on July 23, 2015 in Instrument No. 20150723-0072252, in the Register's Office of Davidson County, Tennessee.

NOTE: THIS INSTRUMENT IS BEING RECORDED TO OBTAIN A SEPARATE TAX MAP AND PARCEL NUMBER AND TO GIVE NOTICE THAT DEED BOOK 542, PAGE 724, RECORDED IN THE OFFICE OF THE DAVIDSON COUNTY REGISTER OF DEEDS IS A PRIOR DEED IN THE CHAIN OF TITLE FOR THIS PROPERTY. SAID DEED IS REFERENCED IN THIS INSTRUMENT FOR THE PURPOSE OF ESTABLISHING THAT THE ABOVE DESCRIBED LOT IS A LEGALLY NONCONFORMING LOT THAT EXISTED PRIOR TO THE EFFECTIVE DATE OF THE ORDINANCE CODIFIED IN TITLE 17.40.670, METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY MUNICIPAL ZONING CODE.

This is
( ) unimproved
(X) improved

property known as **314 Pullen Avenue, Nashville, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 21st day of September, 2017.

JOSEPH DANIEL NORTHCUTT

KEVIN DANIEL GRIMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH DANIEL NORTHCUTT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2017.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN DANIEL GRIMES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of Sept, 2017.

Notary Public

My Commission Expires 7-6-2020

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
Phone: 615-383-2903

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand (s) this the 21 day of September, 2017.

JOSEPH DANIEL NORTHCUTT

KEVIN DANIEL GRIMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH DANIEL NORTHCUTT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21 day of September, 2017.

Notary Public

My Commission Expires: 7/5/21

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN DANIEL GRIMES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of _____, 2017.

Notary Public

My Commission Expires

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Nashville, TN 37212
Phone: 615-383-2903