Bill Garrett Davidson County
Batch# 5505 DEEDQC
09/28/2017 09:19:51 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20170928-0099223

QUITCLAIM DEED

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 26th DAY OF September, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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

ADDRESS NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP / PARCEL NUMBER(S)**
Robert Kincaid and Colleen Johnson	**Owner**	
(NAME) **2214 Sharondale Drive**	(NAME)	117-02-0-031.00
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **Robert Kincaid, Married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Robert Kincaid and Colleen Johnson, as Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 13 on the Plan of Sharondale Subdivision of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 50 feet on the Northeasterly side of Sharondale Drive and runs back between lines 390 feet more or less on the Easterly line and 400 feet more or less on the Westerly line to the right-of-way of the Tennessee Central Railroad, on which it measures 50 feet.

Included in the above description by expressly excluded from this conveyance is that portion of the property conveyed to the State of Tennessee for the use and benefit of the Department of Transportation of record in Book 4795, page 446, said Register's Office.

Being the same property conveyed to Robert Kincaid, married by Warranty deed from Mindy White, married of record in Instrument No. 20140506-0038416 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 06, 2014.

This conveyance is subject to any and all existing easements and restrictions of record.

This instrument was prepared with information supplied by the Grantor. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this instrument.

This is **improved** property known as **2214 Sharondale Drive, Nashville, TN 37215.**

Witness my hand this 26th day of September, 2017

Robert Kincaid

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2017, before me personally appeared Robert Kincaid, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of September, 2017.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212