This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 9785 DEEDWARR
10/09/2017 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20171009-0103463

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 205,000.00

Affiant Signature

Subscribed and sworn to before me on this the 6th day of October, 2017.

Notary Public

My Commission expires 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Nicholas Quinn
Tara Heard
238 Welch Road
Nashville, TN 37211
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 13315006100

WARRANTY DEED

17NT00473

Effective the 6th day of October, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JAMES E. QUINN AND WIFE, MAYRENE W. QUINN

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

NICHOLAS C. QUINN AND TARA HEARD,
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 44 on the Plat of Herbert Heights, Section 1, as of Record in Book 5500, Page 20, Register's Office, for said County.

Said Lot No. 44 fronts 70 feet on the Northerly side of Welch Road and runs back 278.64 feet on the Westerly line and 236.42 feet on the Easterly line, to a broken line in the rear measuring 107.92 feet thereon.

Being the same property conveyed to James E. Quinn and wife Mayrene W. Quinn, by Warranty Deed from Murphree Mortgage Company, dated 11/23/1965 and recorded 12/03/1965 in Book 3965, page 219, Register's Office for Davidson County, TN.

This is an improved property commonly known as 238 Welch Rd, Nashville TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 6th day of October, 2017.

James E. Quinn

James E. Quinn

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James E. Quinn, the within named bargainer 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 and official seal at office, this the 6th day of October, 2017.

Notary Public

My commission expires: 5/17/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mayrene W. Quinn

Mayrene W. Quinn

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Mayrene W. Quinn, the within named bargainer 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 and official seal at office, this the 6th day of October, 2017.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

201710090103463

Certificate of Authenticity

I, Edward A. Cooper, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY