QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 13110 DEEDQC
10/13/2017 10:00:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171013-0105064

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney at Law
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115
(at the request of the parties hereto and without the benefit of a title search or examination of title)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Root	Same	04309023200
320 Dupont Ave.		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Christopher E. Root, unmarried, by these presents do hereby quitclaim and convey unto Sean Root, unmarried, Grantee, his heirs and assigns, all my right, title, and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, being described as:

BEING Lot No. 30 on the Plan of Woodlawn Estates, Block "B", as of record in Book 843, page 82, Register's Office for said County.

Said Lot No. 39 fronts 101 feet on the southerly side of Dupont Street and extends back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Christopher E. Root and wife, Janne M. Root by deed from Jewell E. Phelps, unmarried, of record in Book 10063, page 904, Register's Office for Davidson County, Tennessee. The said Janne M. Root having since died.

The above property description is copied from current deed referenced above.

THE ABOVE IS IMPROVED PROPERTY KNOWN AS 320 Dupont Avenue, Madison, TN 37115.

SAID PROPERTY is conveyed subject to such limitations and encumbrances, if any, as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand this the 6th day of October, 2017.

Christopher E. Root

Christopher E. Root

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Christopher E. Root,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who have acknowledged that they executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Madison, Tennessee this the 6th day of October, 2017.

My commission expires:

Notary Public

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY