Bill Garrett Davidson County
Batch# 25474 DEEDQC
11/14/2017 11:55:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171114-0116953

QUITCLAIM DEED This deed was prepared based solely upon information supplied by the Parties, and without the benefit of a title search.	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #S
The Metropolitan Government of Nashville and Davidson County, Tennessee	EXEMPT	Map: 052-05-00 Parcel: 134.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Broadway AKA John Broadway and/or Barbara Newby Broadway AKA Barbara J. Broadway, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, Tennessee, hereinafter called **"GRANTEE,"** its successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Yale Avenue
S. of Yale Ave. E. of Denson Ave.
Power & Roth Sub. Madison Park
Field Book Number 11D-19805-71400
140 x 38 x IR
Map and Parcel Number 52-5-134

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale in the Chancery Court, Part 1, for Davidson County in File – Tax Civil Action Number A-3749, recorded April 3, 1979 in Book 5414, page 361 in the Register's Office for Davidson County, Tennessee. Being further the same property conveyed to Mr. John Broadway by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County on March 27, 1991. Said deed is unrecorded and unavailable, but a copy thereof is attached to this document.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Barbara N. Broadway, AKA Barbara Newby Broadway, AKA Barbara N. Broadway, joins in this conveyance for the purposes of conveying her interest, if any, in the property described above.

This deed was prepared based upon information supplied by the Parties and upon documents currently indexed in the public records of the Davidson County, Tennessee Register of Deeds, and without the benefit of an extensive title search.

WITNESS our hands on November 13, 2017.

John D. Broadway

Barbara Newby Broadway

[Acknowledgments appear on the following page]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November 2017, before me, the undersigned Notary Public, personally appeared **John Broadway**, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

Witness my hand and official seal, this 13th day of November 2017.

Notary Public
My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November 2017, before me, the undersigned Notary Public, personally appeared **Barbara N. Broadway**, known to me (or proved to me on the basis of satisfactory evidence), to be the person herein described, and who acknowledged that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

Witness my hand and official seal, this 13th day of November, 2017.

Notary Public
My Commission Expires: 09-07-21

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY THE METRO LEGAL DEPARTMENT

Metropolitan Government
Department of Law
204 Metropolitan Courthouse
Nashville, Tennessee 37201

COPY

QUITCLAIM DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL:
Mr. John Broadway 854 Idlewild Drive Madison, Tennessee 37115	Same	52-5-134

FOR AND IN CONSIDERATION OF the sum of Four Hundred Twenty Six Dollars and No Cents ($426.00) cash in hand paid, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY hereby quitclaims unto Mr. John Broadway, all the interest it may possess in the following parcel of land located in Davidson County, described as follows:

Land in Davidson County, Tennessee, described as follows:

Being certain property in Davidson County; South of Yale Avenue, East of Denson Avenue Power and Roth Sub. Madison Park, Field Book No. 11D 19805 71400, 140X38XIR, Map and Parcel No. 52-5-134.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by tax sell from an Unknown Owner of record in Book 5414, Page 361, Register's Office for Davidson County, Tennessee.

The conveyance is subject to any and all existing easements, sanitary sewer, utility or other easement, whether or not recorded as a public record.

This is unimproved property located on Yale Avenue.

TO HAVE AND TO HOLD unto the said Mr. John Broadway, all the interest that THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY may possess in and to the above-described real property, together with all the appurtenances and privileges thereto belonging.

IN WITNESS WHEREOF, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, has caused this instrument to be executed by the Mayor, duly authorized in Metropolitan County Council Ordinance No. 090-1466, so to act on its behalf, this ___ day of _____, 1991.

APPROVED AS TO FORM AND LEGALITY:

Philip D. Ritz

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY

BILL BONER, MAYOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Betty W. Murray, a Notary Public in and for the State and County aforesaid, personally appeared Bill Boner, Mayor with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Mayor of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, and that he as such Mayor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, by the said Mayor, as such.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1991.

Betty W. Murray
Notary Public

My Commission Expires:

5-20-92

201711140116953

Certificate of Authenticity

I, John Cobb Rochford, 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, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY