Bill Garrett Davidson County
Batch# 36873 DEEDQC
12/13/2017 04:28:50 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171213-0127313

Quitclaim Deed

RECORDING REQUESTED BY James Brown
AND WHEN RECORDED MAIL TO:
Claudia Black 1000 Pinot Chase Antioch, Grantee(s)
TN 37013 and Tracy Hunter 3923
Brick Church Pike Nash, TN 37207
Consideration: $ 1.00
Property Transfer Tax: $ 1,094.79
Assessor's Parcel No.: # 092040268 00
PREPARED BY: Claudia Black certifies herein that he or she has prepared this Deed.

Claudia Black
Signature of Preparer

Claudia Black
Printed Name of Preparer

12/13/17
Date of Preparation

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Tracy Hunter Affiant
Subscribed and sworn before me this the
13th Day of Dec, 2017.
L Chandler, Deputy Register

THIS QUITCLAIM DEED, executed on 12/13/17 in the County of Davidson, State of TN by Grantor(s), James Brown, whose post office address is 926 Jackson St. Nash, TN 37208, to Grantee(s), Claudia Black and Tracy Hunter, whose post office address is 1000 Pinot Chase Antioch, TN 37013 and 3923 Brick Church Pk. Nash, TN 37207

New Owner Tax Bills

WITNESSETH, that the said Grantor(s), James Brown, for good consideration and for the sum of One Dollar ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of TN and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

James Brown
Signature of Grantor

JAMES BROWN
Print Name of Grantor

Metral Trimble Brandon
Signature of First Witness to Grantor(s)

Metral Trimble-Brandon
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Claudia Black
Signature of Grantee

Claudia Black
Print Name of Grantee

Metral Trimble-Brandon
Signature of First Witness to Grantee(s)

Metral Trimble-Brandon
Print Name of First Witness to Grantee(s)

Tracy Hunter
Signature of Second Grantee (if applicable)

Tracy Hunter
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Leon Demonbreun
Print Name of Second Witness to Grantee(s)

© SmartLegalForms

NOTARY ACKNOWLEDGMENT

State of TN

County of Davidson

On 13th Dec., 2017, before me, Carolyn Frame, a notary public in and for said state, personally appeared, James Brown Claudia Black Tracy Hunter

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Carolyn Frame
Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID _____

(Seal)

CAROLYN FRAME
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

LAND in Davidson County, Tennessee, being the southerly 28 feet of Lot 24 and the northerly 11 feet of Lot 25 in Johnson Bradford's unrecorded subdivision of three parts of Lot 158 of Judge John McNairy's Mansion House Tract and described as follows:

BEGINNING at a point in the westerly side of 11th Avenue North, formerly Cumberland Street, about 187 feet south of the intersection of Jackson Street and 11th Avenue North, and extending southerly along the westerly margin of 11th Avenue North, about 39 feet to a point and extending back between parallel lines, about 134 feet to an alley.

BEING the same property conveyed to Leo P. Sam, Jr., by Warranty Deed from Grace Harrison Ferguson of record in Book 5387, page 78, Register's Office for Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED TO JAMES BROWN IN INSTRUMENT #20060130-0011594, R.O.D.C., TN