Bill Garrett Davidson County
Batch# 49001 DEEDQC
01/18/2018 03:14:22 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20180118-0005490

Prepared by:
Thomas J. Drake
Attorney at Law
405 ½ 31st Ave N Ste A
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSACTION IS $125,000.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 22nd DAY OF June, 2016

NOTARY PUBLIC MY COMMISSION EXPIRES

JUDY B TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

QUITCLAIM DEED

ADDRESS NEW OWNER(s)
Scott Wilson
405 ½ 31st Ave N Ste A
Nashville, TN 37209

SEND TAX BILLS TO
New Owner

MAP & PARCEL
Map 092-10-059.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) cash in hand paid by the Grantee(s), on April 26, 2016, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Thomas J. Drake, Jr., has this day bargained and sold, and does hereby transfer and convey unto the said Scott Wilson the Grantee(s) herein, his heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

Land in the 12th, being the northerly 21 feet of Lot No. 8 and the southerly 14 feet of Lot No.10 on the Map of Charlotte Heights, as of record Book 57, Page 169, Register's office for Davidson County, Tennessee, to which reference is made for a more complete description. The correct address is 405 ½ 31st Avenue N., Nashville, Tennessee 37209, as noted in prior deeds, by which 405 31st Avenue N., Nashville, Tennessee was split into two properties, 405 31st Avenue N., Nashville, Tennessee, and 405 ½ 31st Avenue N., Nashville, Tennessee.

This conveyance is for the purpose of conveying a ½ interest in 405 1/2 31st Avenue N., Nashville, Tennessee, to Scott Wilson.

Said Parts of Said Lots Nos. 8 and 10 Front together 35 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and run back between parallel lines, parallel with and 29 feet north of the northerly margin of an alley 145 to another alley.

Being the same property conveyed by Eric Robertson and wife Karen Robertson to Scott Wilson and Thomas J. Drake, Jr., as Tenants in Common, by deed of record in instrument 20070828-0103362, Register's Office for Davidson County, Tennessee. The Property was previously conveyed to Eric Robertson and Wife Karen Robertson by deed of record in Instrument 20001221-0125326, Register's Office for Davidson County, Tennessee

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved property known as 405 ½ 31st Ave N, Nashville, Tennessee 37207

Whenever used, the singular number shall include the plural, the plural the singular and the use of any general shall be applicable to all genders.

Witness my hand this 22 day of June, 2016.

Thomas J. Drake, Jr.

STATE OF TENNESSEE
COUNTY OF TENNESSEE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Thomas J. Drake, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the grantor herein, executed this within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, on this 22nd day of June, 2016.

Judy Tygard
Notary Public

My Commission Expires:

JUDY B TYGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 18, 2016