Bill Garrett Davidson County
Batch# 67573 DEEDQC
03/09/2018 03:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180309-0022792

THIS INSTRUMENT PREPARED BY:
Douglas S. Hale, Attorney
HALE & HALE, PLC
198 East Main Street, Suite 200
Franklin, Tennessee 37064

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Dwayne Choate, and wife, Donna J. Choate 1433 Governor's Ridge Court Franklin, Tennessee 37064	Dwayne Choate, and wife, Donna J. Choate 14323 Governor's Ridge Court Franklin, Tennessee 37064	Map 81.08 Parcel 464

FOR AND IN CONSIDERATION OF LOVE AND AFFECTION (and no monetary consideration), and pursuant to T.C.A. 66-1-109, for the express purpose of creating an estate by the entireties to Dwayne Choate and wife, Donna J. Choate,

I, Dwayne Choate, by these presents do hereby quitclaim and convey unto **Dwayne Choate and wife, Donna J. Choate**, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee:

Being Lot No. 192 and the easterly 13 feet of Lot No. 191 on the Plan of North Nashville Real Estate Company's Property, as of record in Book 21, Page 105, Register's Office for Davidson County Tennessee, said Lot No. 192 and the easterly part of Lot N0. 191 front together 63 feet on the southerly side of Buchanan, formerly Carrol Street, and run back between parallel lines, with the westerly margin of Fifth Avenue North, formerly Summer Street, 100 feet to an alley.

Being the same property conveyed to Dwayne Choate from Amber Choate and Bill Emery by Warranty Deed of record in Instrument No. 20070105-0002469, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS QUITCLAIM DEED WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES AND NO TITLE EXAMINATION OR RESEARCH WAS REQUESTED OF OR CONDUCTED BY THE PREPARER THEREOF.

This is improved property known as 1725 5th Avenue North, Nashville, Tennessee 37208.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 9 day of March, 2018.

Dwayne Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Dwayne Choate, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of March, 2018.

Notary Public

My Commission Expires: 1/8/22

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 21, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is -0- ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this 9th day of March, 2018.

Notary Public

My commission expires: 1/8/22

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JANUARY 21, 2018

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2020

Alice J. Stewart

