Bill Garrett Davidson County
Batch# 94577 DEEDQC
05/21/2018 09:18:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180521-0048157

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of the Quitclaim Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 18th day of May, 2018.

Notary Public

My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Trenton Kelly Dabbs and Hugh Kelly Dabbs 1717 Villa Place Nashville, TN 37212	New Owner	104-08-0-359.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Dabbs & Son, LLC, a Mississippi Limited Liability Company** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Trenton Kelly Dabbs and Hugh Kelly Dabbs, as tenants in common,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being part of Lot No. 66 in O. B. Hayes' Plan of large lots called Rokeby as of record in Book 21, Page 87, Register's Office for said County, described, as follows:

Beginning in the center of Villa Street, extended, 80 feet Southerly from the corner of Lots Nos. 60 and 66, thence with the center of said Street, Southerly 50 feet; thence parallel with the line between said two lots, Westerly 161 1/2 feet, more or less, to the Easterly margin of an alley; thence with the Easterly margin of said alley, Northerly 50 feet; thence Easterly 161 1/2 feet, more or less, to the beginning, being 50 feet off of the South side of the lot of land conveyed to W. M. Schardt, by deed of record in Book No. 600, Page 490, said Register's Office, the South line of said lot being 150 1/2 feet Northerly from the Northerly margin of Belcourt Avenue.

Being the same property conveyed to Dabbs & Son, LLC, a Mississippi Limited Liability Company, by deed from Trent Dabbs and Kelly Dabbs, as tenants in common, of record in Instrument No. 20160208-0012090, said Register's Office.

This is improved property known as 1717 Villa Place Nashville, TN 37212

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of May, 2018.

Dabbs & Son, LLC

BY: Hugh Kelly Dabbs, Manager

STATE OF MS)
COUNTY OF Desoto)

Before me, the undersigned, of the State and County aforesaid, personally appeared Hugh Kelly Dabbs, 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 sole member (or other officer authorized to execute the instrument) of Dabbs & Son, LLC, a Mississippi Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

WITNESS my hand, at office, this 17th day of May 2018.

Notary Public

My Commission Expires: 