Bill Garrett Davidson County
Batch# 108673 DEEDQC
06/25/2018 01:52:14 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180625-0061072

Quitclaim Deed

RECORDING REQUESTED BY Sequoya Graves-Battle
AND WHEN RECORDED MAIL TO:
Charles Martin Cummings Jr. , Grantee(s)
Sequoya S.T. Cummings
6100 Beals lane, Nashville, TN 37218
Consideration: $ Ø
Property Transfer Tax: $ 160,000
Assessor's Parcel No.: 059010024 00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ Ø
Sequoya Cummings , Affiant
Subscribed and sworn before me this the
25 Day of June , 2018.
A. Coleman , Deputy Register

PREPARED BY: Sequoya S.T. Cummings certifies herein that he or she has prepared this Deed. 6100 Beals lane, Nashville, TN 37218

Sequoya S.T. Cummings
Signature of Preparer

6/20/18
Date of Preparation

Sequoya S.T. Cummings
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on _____ in the County of Davidson , State of Tennessee
by Grantor(s), Sequoya Graves-Battle ,
whose post office address is 6100 Beals [redacted] lane, Nashville, TN 37218 ,
to Grantee(s), Charles Martin Cummings Jr. and Sequoya S.T. Cummings
whose post office address is 6100 Beals lane, Nashville, TN 37218 - New owners and tax bills

WITNESSETH, that the said Grantor(s), Sequoya Graves-Battle ,
for good consideration and for the sum of Ø
($ Ø) 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 Tennessee 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):

Sequoya Graves-Battle
Signature of Grantor

Sequoya Graves-Battle
Print Name of Grantor

Signature of First Witness to Grantor(s)

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):

Sequoya S.T. Cummings
Signature of Grantee

Sequoya S.T. Cummings
Print Name of Grantee

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Charles Martin Cummings Jr.
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On June 25th, 2018, before me, Christopher S Powell, a notary public in and for said state, personally appeared, Sequoya Graves-Battle/Cummings and Charles Cummings, Jr

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.

Christopher S. Powell

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID DL

(Seal)

CHRISTOPHER S POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Vista Estates, as of record in plat book 4460, page 196, amended in instrument No. 20010703-0070068 ~~20080514-0049540~~ in the register's office for davidson county, TN, to which said plan ref. is hereby made for a more complete and accurate legal description of said lot.

Included but excluded from this conveyance is the property that was conveyed to the state of TN by deed record in Book 8176, page 426, Register's Office for davidson county, TN and is described as follows:

Beginning at the point of intersection of the North boundary of the Kenneth S. Thompson etux property (Tract 58-A) and the Northeast boundry of the Kenneth S. Thompson etux property (Tract 58); thence with said Northeast boundry North 69 deg. 20 min. 38 sec. West, 27.67 feet to a point; thence, with the proposed Northwest margin of state route 155, (1) North 56 deg. 24 min. 04 sec. East, 19.98 feet; (2) North 49 deg. 22 min. 31.7 sec East, 188.23 feet to a point; thence, with the South boundary of the Dowin Earl Lanier, etux property south 82 deg 02 min. 34 sec East, 187.05 feet to a point; thence, with the West boundry of the Charles W. Bernhardt, etux and Dan S. Richardson property South 05 deg. 36 min. 14 sec. East 216.96 feet to a point; thence with the North boundry of the Charles W. Berhardt etux property, South 74 deg. 15 min 17 sec. West 234 feet, more or less to the point of beginning.

Being the same property conveyed to Sequoya Graves-Battle by Warranty Deed dated April 28, 2008, from William H. and Leslie S. Moening, of record by instrument No. 20080514-0049540 in the Register's office for Davidson County, TN