Karen Y Johnson Davidson County
Batch# 140444 DEEDQC
09/13/2018 09:17:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180913-0090800

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2018.

Notary Public
My commission expires: 1-8-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
~~Tyrone Sutton~~ Robert B. Oldham	← Same	033-08-0-004.00
~~111 Hardaway Drive~~ 2010 Kimberly Dr.		
~~Goodlettsville, TN 37072~~ Mt Juliet, TN 37122		

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyrone Deshey Sutton,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert B. Oldham,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 265 on the Map of Gatewood S/D, Section 1, as of record in Book 3300, page 48, Register's Office for Davidson County, Tennessee.

Said Lot fronts 75.0 feet on the northwesterly margin of Hardaway Drive and runs back 299.2 feet on the northeasterly side and 230.7 feet on the southwesterly side to a dead line on which it measure 101.8 feet.

Being the same property conveyed to Tyrone Deshey Sutton By Deed from Estate of Joe C Napper by Deed dated August 21st, 2018 and filed for record in Instrument No. 20180828-00850 15 Register's Office of Davidson County Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 111 Hardaway Drive, Goodlettsville, TN 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this the 21st day of August, 2018.

Tyrone Deshey Sutton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

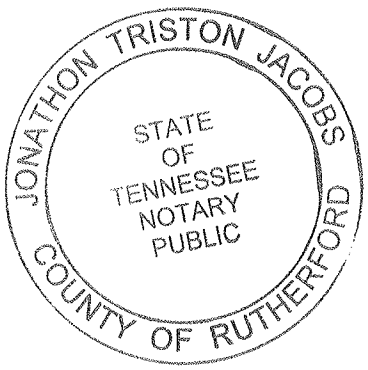
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tyrone Deshey Sutton,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 21st day of August, 2018.

Notary Public

My Commission expires: 1-28-21

FILE NO: 2018065874



True Copy Certification

I, Jonathan Triston Jacobs, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Annette Belyea, a notary public for this county and state, [Jonathan Triston Jacobs :] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Annette Belyea
Notary's Signature

My Commission Expires: 9-19-18
Notary' Seal (if on paper)

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON