Karen Y Johnson Davidson County
Batch# 143458 DEEDQC
09/20/2018 02:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180920-0093425

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00.

Morgan Hanson
Affiant

Subscribed and sworn to me on September 20, 2018.

Brenda Lewis
NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP – PARCEL #
Terry Wayne Tate Delores Tate 2305 Buena Vista Pike Nashville, TN 37218	SAME AS NEW OWNER	070 09 0 064.00

KNOW ALL MEN BY THESE PRESENTS that Terry Wayne Tate, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Terry Wayne Tate and wife, Delores Tate, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS: BEING LOT NO. 2 ON THE PLAT OF THE D. E. RYAN RESUBDIVISION OF LOT NO. 2, AS RECORDED IN PLAT BOOK 4885, PAGE 177, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 58.6 FEET ON THE WESTERLY SIDE OF BUENA VISTA PIKE AND EXTENDS BACK BETWEEN PARALLEL LINES 127.6 FEET ON THE SOUTH LINE AND 212.0 FEET ON THE NORTH LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 108.41 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO TERRY WAYNE TATE, BY DEED OF RECORD, FROM MARGUERITE HAYES, DATED 6/24/86, AND RECORDED 4/14/87, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, STATE OF TENNESSEE, IN DEED BOOK 7202, PAGE 165.

This is improved property known as 2305 Buena Vista Pike, Nashville, Tennessee 37218.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands on September 20, 2018.

Terry Wayne Tate
Terry Wayne Tate

STATE OF TENNESSEE
COUNTY OF Davidson

On September 20, 2018, before me personally appeared confirm Terry Wayne Tate, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on September 20, 2018.

My Commission Expires: 11-8-2021

Brenda Lewis
NOTARY PUBLIC

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09-07-21.

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY