Prepared By:
Robert Emerson
106 HARPETH VALLEY RD.
NASHVILLE, TN. 37221

After Recording Return To:
Robert S. Emerson
106 Harpeth Valley Rd.
Nashville, Tennessee 37221

Karen Y Johnson Davidson County
Batch# 145724 DEEDQC
09/27/2018 08:24:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180927-0095681

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On September 25, 2018 THE GRANTOR(S),

- Jovanna S. Emerson and Robert S. Emerson, a formerly married couple who were divorced on October 18, 2017,

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Robert S. Emerson, a single person, residing at 106 Harpeth Valley Rd., Nashville, Davidson County County, Tennessee 37221

the following described real estate, situated in Nashville, in the County of Davidson County, State of Tennessee

Legal Description: See attached *Exhibit A*

Current Source of Title # 20111101-0084952

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 127-16-0-007.00

Grantor Signatures:

DATED: 9-25-18

Jovanna S. Emerson

Jovanna S. Emerson
601 Tree Line Ct
Nashville, Tennessee
37221

DATED: 9-25-18

Robert S. Emerson
106 Harpeth Valley Rd.
Nashville, Tennessee
37221

STATE OF TENNESSEE, COUNTY OF DAVIDSON COUNTY, ss:

On this 25 day of September, 2018, before me personally appeared Jovanna S. Emerson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

QUENT NATTERSTAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021

Quent Natterstad
Notary Public

Notary
Title (and Rank)

My commission expires 9-7-2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON COUNTY, ss:

On this 25 day of September, 2018, before me personally appeared Robert S. Emerson, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

QUENT NATTERSTAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires Sept. 7, 2021

Quent Natterstad
Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 9-7-2021

Mail Tax Statements To:
Robert S. Emerson
106 Harpeth Valley Rd.
Nashville, Tennessee 37221

[SIGNATURE PAGE FOLLOWS]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____
_____, **Affiant**
Subscribed and sworn before me this the
27 **Day of** Sept., 2019.
_____, **Deputy Register**

Box 36
①

Exhibit A

BILL GARRETT, Davidson County
Trans:T20110058457 DEEDWARR
Recvd: 11/01/11 13:33 2 pgs
Fees:13.00 Taxes:832.50
[redacted]
20111101-0084952

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2011. Notary Public NOTARY PUBLIC Douglas A. Brace My Commission Expires May 6, 2013 STATE OF TENNESSEE MY COMMISSION EXPIRES: May 6, 2013. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Emerson And Jovanna S. Emerson	SAME ADDRESS AS NEW OWNER	128-16-007.00
(NAME)	(NAME)	
106 Harpeth Valley Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jon English, married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert S. Emerson and Jovanna S. Emerson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 63 on the Plan of Bellevue Manor, as shown by plat of record in Plat Book 3600, Pages 32 & 33, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jon English by deed dated November 19, 2010 from Matthew Salada and Michele Salada, husband and wife of record in Instrument No. 20101124-0094072, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as **106 Harpeth Valley Road, Nashville, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.