QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 149557 **DEEDQC**
10/05/2018 02:03:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181005-0099224

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/24
(AFFIX SEAL)

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Steven P. Disser, Attorney
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 Madison St.
Madison, TN 37115
at the request of the parties hereto and without the benefit of a title search or examination of title

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Robert L. Gant and Annie May Gant	Same	08004003800
3935 Pheasant Dr.		
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Justin Gant, a single man, Grantor,** by these presents do hereby quitclaim and convey unto **Robert L. Gant and Annie May Gant, husband and wife, Grantees,** their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Said part of Lot Nos. 3 & 4 of J.J. Pate's Subdivision of Lot Nos. 9, 10, 11, 12, and 20, 21, and 23, Block 1, G. T. Sheegog's Subdivision of record in Book 843, Page 43, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 3 & 4 front 67.2 feet on the westerly margin of South Hamilton Road and runs back 255.7 feet more or less on the southerly margin and 253.7 feet more or less on the northerly margin to a dead line in the rear on which it measures 71 feet.

Being the same property conveyed to Justin Gant by Quitclaim Deed from Robert L. Gant, of record in Instrument No. 20110930-0075968, Register's Office for Davidson County, Tennessee.

Further, being the same property purchased by and conveyed to D.F. Brandon in tax sale, Tax Civil Action No. 13-299-11 in the Chancery Court for Davidson County, Tennessee, subject to the equity of redemption, of record in Instrument No. 20140829-0079126, said Register's Office. Upon exercising his right of redemption, said property was conveyed back to Justin Gant, divested from D.F. Brandon, in the Amended Decree for Redemption of record in 20151124-011953, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF J.J. PATE'S SUBDIVISION OF LOT NOS. 9, 10, 11, 12, AND 20, 21 AND 23, BLOCK 1, G.T. SHEEGOG'S SUBDIVISION OF RECORD IN PLAT BOOK 843, PAGE 43, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREIN.

THE ABOVE IS IMPROVED PROPERTY COMMONLY KNOWN AS 1901 S. Hamilton Rd., NASHVILLE, TN 37218.

IN WITNESS WHEREOF, I have hereunto set my hand this the 2 day of October, 2018.

JUSTIN GANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Justin Gant,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that they executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Madison, Tennessee this the 2 day of October, 2018.

My commission expires: 11-5-19

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY