Karen Y Johnson Davidson County
Batch# 155311 DEEDQC
10/31/2018 08:12:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181031-0107623

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to me on 10/ 23 /18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 #
Kevin Erreger 1106 Fatherland Street Nashville, TN 37206	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	083-13-098.00

KNOW ALL MEN BY THESE PRESENTS that Emily Tarvin, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Kevin Erreger, his successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the Northerly 143 feet of Lot No. 92 on the plan of East Edgefield of record in Plat Book 21, Page 147, said Register's Office to which plan reference is hereby made for a more complete description,

Said part of Lot No. 92 fronts 50 feet on the Southerly side of Fatherland Street and extends back between parallel lines 143 feet to a dead line.

Being the same property conveyed to Kevin Erreger and Emily Tarvin, husband and wife by Warranty Deed from Enrique Montes, unmarried and Alan Tipton, unmarried and Patrick R. Fleming, unmarried, recorded on the 14th day of April, 2009 in Instrument No. 20090414-0033381, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1106 Fatherland Street, Nashville, Tennessee 37206.

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 10/ 22 /18.

Emily Tarvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/ 22 /18, before me personally appeared Emily Tarvin, 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 10/ 22 /18.

My Commission Expires: 11-8-2021

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