Karen Y Johnson Davidson County
Batch# 168590 DEEDQC
11/29/2018 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181129-0116552

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 BEFORE ME, THIS THE 28 DAY OF November 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TRACY LOCKWOOD & DAVID BENJAMIN MERRICK AND ERIN FRANKRONE MERRICK	**NEW OWNER**	
(NAME) **5412 COCHRAN DRIVE**	(NAME)	16101001600 &
(ADDRESS) **NASHVILLE, TN 37220**	(ADDRESS)	16100024000
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **DAVID MERRICK AND WIFE, ERIN FRANKRONE MERRICK, WITH A 50% UNDIVIDED INTEREST AND TRACY LOCKWOOD, UNMARRIED, WITH A 50% UNDIVIDED INTEREST, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **TRACY LOCKWOOD, UNMARRIED, WITH A 67% UNDIVIDED INTEREST AND DAVID BENJAMIN MERRICK AND WIFE, ERIN FRANKRONE MERRICK, WITH A 33% UNDIVIDED INTEREST, AS TENANTS IN COMMON** HEREINAFTER CALLED THE GRANTEE (S), THEIR SUCCESSORS AND ASSIGNS, ALL OF THEIR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF WEST FORK, OF RECORD IN PLAT BOOK 6250, PAGE 769, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THE WITHIN NAMED GRANTORS BY DEED AS OF RECORD IN INSTRUMENT NO. 20181120-0114131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

****David Merrick and David Benjamin Merrick are one in the same person.**

This is
(X) unimproved
( ) improved
property known as **0 OAKLEY DR., NASHVILLE, TN 37220**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 28 day of November, 2018.

Tracy Lockwood
TRACY LOCKWOOD

Dan B Merrick
DAVID BENJAMIN MERRICK

Erin Frankrone Merrick BY Dan B Merrick ATTORNEY-IN-FACT
ERIN FRANKRONE MERRICK BY DAVID BENJAMIN MERRICK, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28 of November, 2018.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28 of November, 2018.

William E. Grones
Notary Public

My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DAVID BENJAMIN MERRICK**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **ERIN FRANKRONE MERRICK** and acknowledged that he/she executed the same as the free act and deed of the said **ERIN FRANKRONE MERRICK**, said Power of Attorney is recorded in Instrument No. 20181129-0116350, Register's Office for DAVIDSON County, Tennessee.

Witness my hand and official seal
on this the 28 day of November, 2018.

William E. Grones
NOTARY PUBLIC

My Commission Expires: 8/20/2019

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY