THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 192111 DEEDQC
02/05/2019 03:34:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190205-0011155

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Stephen Brady James Talbot 1606 Stratford Ave. Nashville, TN 37216	New Owner	063160B10500CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Stephen Brady,** by these presents does hereby quitclaim and convey unto **Stephen Brady and James Talbot, married to each other,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 27 of Block "D" on the plan of the Lindsley Home Place, as of record in Plan Book 2, page 92, Chancery Court at Nashville. Said Lot No. 27 fronts 50 feet on the southerly side of Holly Street, formerly Chadwell Avenue, and runs back between parallels lines 160 feet to an alley.

Being the same property conveyed to Stephen Brady, unmarried, by Warranty deed from Dani R. Livingston Lynch FKA Dani R. Livingston, a married woman, of record in Instrument No. 20020920-0114870 Register's Office for Davidson County, Tennessee, dated September 16, 2002 and recorded on September 20, 2002.

Being also known as 1412 Holly St., Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5th day of February, 2019.

Affiant

My commission expires: 5/3/21
(Affix Seal)

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5th day of February, 2019.

Stephen Brady

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and seal this 5th day of February, 2019.

Notary Public

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021