QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 192330 DEEDQC
02/06/2019 12:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190206-0011404

The actual consideration or value for this transfer is $ -0-.

Jeannie Blackburn Sharp
AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 6th day of February, 2019

NOTARY PUBLIC
My Commission Expires: 03/09/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
C. CAYLEY SHARP & wife JEANNIE BALCKBURN SHARP 400 Bowling Ave. Nashville, TN 37205	New Owner	104 13 0 / 212.00

FOR LOVE AND AFFECTION and for the purpose of creating a tenancy by the entireties, AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by JEANNIE BALCKBURN SHARP, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **C. CAYLEY SHARP**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

C. CAYLEY SHARP, and wife, **JEANNIE BLACKBURN SHARP**, the GRANTEES herein, their heirs and assigns all my right title and interest, equitable and otherwise, in, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.1 of Block "B" on the plan of Bellwood, as of record in Book 547, pages 149 and 150, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING at the Southeast corner of the intersection of Bowling Avenue, formerly Golf Club Lane, and Valley Vista Road; thence with said Avenue, Southwardly 94.15 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two Lots, Eastwardly 150.71 feet to a point in the Westerly line of Lot No. 7; thence with said line Northwardly 41.77 feet to the Southerly margin of Valley Vista Road; thence with said Road, Westwardly 164.58 feet to the point of Beginning, including but excluding therefrom a triangular strip used for roadway purposes.

Being all the same property conveyed to C. Cayley Sharp, a/k/a Charles Cayley Sharp, a one half (½) interest from Cathy A. Sharp by deed dated 3/29/1991 and of record in Book 8322, page 446, Register's Office for Davidson County, TN, and a one half (½) interest under the Last Will and Testament of Catharine C. Sharp of record in Will Book 174, page 420, Probate Court Clerk's Office.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes for the year 2019, Deed of Trust of Record Instrument# 20151230-0131196,ROD

This is improved property known as: 400 Bowling Ave., Nashville, TN 37205.

Witness our hands this 6th day of February, 2019.

C. CAYLEY SHARP

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy S. Ellis IV, a Notary Public in and for said County and State, the within named C/CAYLEY SHARP the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee this 6th day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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QUITCLAIM DEED

From:
C. CAYLEY SHARP
a/k/a
Charles Cayley Sharp

To:
C. CAYLEY SHARP,
and wife,
JEANNIE BLACKBURN SHARP

Property:
400 Bowling Ave.
Nashville, TN. 37205

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
Johnny@LjeLaw.com

201902060011404

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Anisha Lala the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Anisha Lala
NOTARY PUBLIC

My Commission Expires: 07-09-22

ANISHA LALA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com