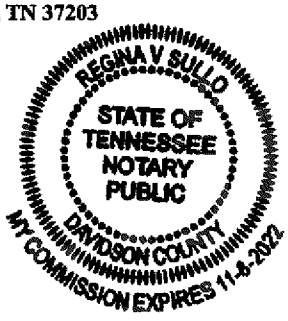
THIS INSTRUMENT PREPARED BY: **BELL LAW SETTLEMENT SERVICES, LLC** **John A. Bell, Jr. Esq.** **3102 West End Avenue, Suite 400** **Nashville, TN 37203**  	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0 Affiant Subscribed and sworn before me this 30th day of January, 2019. Notary Public My Commission Expires: 11/8/2022

QUITCLAIM DEED

Address New Owners:	Send Tax Bills To:	Map and Parcel:
Greg Cummings 7344 Princedale Tyler, Tx 75703	New Owner	093130380000

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Luke C. Humphries** ("Grantor"), do hereby quitclaim, transfer and convey to Greg Cummings ("Grantee"), a 50% undivided interest in the real property located in Davidson County, Tennessee, and more particularly described on Exhibit "A" hereto.

This property a located at: address: 1402 South St Apt. A and B. Nashville, TN 37212

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This instrument was prepared by information provided by the parties and no title search was done. This is investment property and neither party's spouse has any marital interest to convey.

IN WITNESS WHEREOF, Grantor have executed this instrument on this 30th day of January, 2019

Karen Johnson Davidson County
Batch# 192690 DEEDQC
02/07/2019 08:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190207-0011578

[Signature page to follow]

True Copy Certification

I, Dellana Lauhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lauhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

By: Luke Humphrey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Luke Humphrey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 30 day of January, 2019

3-8-2021
My commission expires

Notary Public

THIS QUITCLAIM DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THE PREPARER DOES NOT WARRANT ANY INFORMATION CONTAINED.

DELANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Land in Davidson County, Tennessee, being Lot A of 1402 South Street Townhomes, of record in Instrument No. 20180416-0035737, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Greg Cummings and Luke C. Humphries by Quiclaim Deed from Greg Cummings, recorded on March 07, 2018, of record in Instrument No. 20180307-0021694, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Byron Greg Cummings by Warranty Deed from Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship, recorded on December 6, 2017, of record in Instrument No. 20171206-0124580, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002 and Holly Bell, as tenants in common without rights of survivorship by Quitclaim Deed from Deborah Lotz, Trustee of the Deborah Lotz dated February 4, 2002 of record in Instrument No. 20150312-0021073, Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 12, 2015.

Byron Greg Cummings and Greg Cummings and Byron Gregory Cummings are one and the same person.

This is improved property known as 1402 South Street Unit A, Nashville, TN 37212.