Box 14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 198934 DEEDQC
02/26/2019 08:37:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190226-0017123

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

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

Affiant

Subscribed and sworn to before me, this the 25th day of February, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
L. Rosson	**OWNER**	**Map 117-04 Parcel 264.00**
2807 Belmont Blvd		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWL- EDGED, WE,

Dennis Patrick McCracken, married

HEREINAFTER CALLED THE GRANTOR, HAS QUITCLAIMED, AND BY THESE PRESENTS DOES HEREBY CONVEY UNTO

L. Rosson, unmarried

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTORS' INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot 1 on the Final Plat of Revised Lot 8 and The North ½ of Lot 9, Belmont Terrace, of record in Instrument No. 20140212-0012308, said Register's Office, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Dennis Patrick McCracken by Warranty Deed dated August 14, 2002 from David C. Gossard, unmarried of record in Instrument No. 200208140098437, said Register's Office.

This Quitclaim Deed has been executed and delivered in order to convey any interest of Dennis Patrick McCracken in the above described property. This Quitclaim Deed shall be construed to convey to the within named Grantee that portion of the above described property which was added to the Grantee's property by virtue of the resubdivision plat which is recorded as Instrument No. 20140212-0012308, said Register's Office. This Quitclaim Deed has also been executed and delivered to further memorialize an adjustment to the common boundary between the properties of L. Rosson and Dennis Patrick McCracken, as shown in the recent plat recorded as Instrument No. 20140212-0012308, said Register's Office.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

This property has not served as a residence for Grantor's spouse.

The parties acknowledge that this transfer is subject to the lien of that Deed of Trust of record in Instrument No. 200307160099341, said Register's Office, and that Deed of Trust of record in Instrument No. 200609290120592, said Register's Office. Grantee acknowledges that she is receiving ownership of property encumbered by the above Deeds of Trust, and that said Holders thereof may assert a claim against the property being transferred prior to the time that such liens are released.

This is Improved (_x___) Unimproved (____) property, known as: **2807 Belmont Blvd., Nashville, TN 37212**

Witness my hand this 25th day of February, 2019.

Dennis Patrick McCracken

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis Patrick McCracken,** the bargainor, 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 25th day of **February, 2019.**

_____
Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21