Karen Johnson Davidson County
Batch# 199433 DEEDQC
02/26/2019 03:37:19 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190226-0017477

THIS INSTRUMENT PREPARED BY:

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

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:
Dwayne A Jones Construction Company, LLC 777 Carson St. Memphis, TN 38111	New Owner	07102012600

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, **Tonya R. Dennis,** by these presents do hereby quitclaim and convey unto **Dwayne A Jones Construction Company, LLC,** its heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot Nos. 13 and Lot 14 on the Plan of John Rucker Subdivision of record in Plat Book 332, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee of record at Book 4059, page 496, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to B. F. Dennis and wife, Helen Dennis by Warranty deed from Joe D. Burt and wife, Dilla Freeman Burt of record in Book 2089, page 404 Register's Office for Davidson County, Tennessee, dated May 3, 1952 and recorded on May 28, 1952.

Being a portion of the same property conveyed to B. F. Dennis and wife, Helen Dennis by Warranty deed from B. F. Dennis and wife, Helen Dennis of record in Book 2487, page 338 Register's Office for Davidson County, Tennessee, dated March 14, 1955 and recorded on March 14, 1955.

Benjamin Franklin Dennis died having been predeceased by his wife Helen Dennis. He left the property to Medrick Earl Dennis in his Last Will and Testament recorded at Book 9266, page 452 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Medrick E. Dennis and wife, Patricia J. Dennis, as tenants by the entireties by survivorship by Quitclaim deed from Medrick Earl Dennis of record in Book 10556, page 730 Register's Office for Davidson County, Tennessee, dated July 24, 1997 and recorded on August 5, 1997.

Being a portion of the same property conveyed to Tonya R. Dennis by Quitclaim deed from Patricia J. Dennis of record in Instrument No. 20180706-0065702 Register's Office for Davidson County, Tennessee, dated July 2, 2018 and recorded on July 6, 2018.

Being a portion of the same property conveyed to Tonya R. Dennis by Quitclaim deed from Mederick E. Dennis of record in Instrument No. 20180706-0065703 Register's Office for Davidson County, Tennessee, dated July 2, 2018 and recorded on July 6, 2018.

Being a portion of the same property conveyed to Tonya R. Dennis by Quitclaim deed from Mederick Dennis of record in Instrument No. 20180828-0085229 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on August 28, 2018.

Being a portion of the same property conveyed to Tonya R. Dennis by Quitclaim deed from Patricia J. Dennis of record in Instrument No. 20180828-0085230 Register's Office for Davidson County, Tennessee, dated August 23, 2018 and recorded on August 28, 2018.

Being the same property conveyed to Tonya R. Dennis by Quitclaim deed from Tonya R. Dennis of record in Instrument No. 20181002-0097711 Register's Office for Davidson County, Tennessee, dated October 2, 2018 and recorded on October 2, 2018.

Being also known as 417 Dennis Dr. Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 26 day of February, 2019.

Carmen Coats
Affiant

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

Notary Public

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26 day of February, 2019.

Tonya R. Dennis

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 **Tonya R. Dennis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26 day of February, 2019.

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

Notary Public