1038-19

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

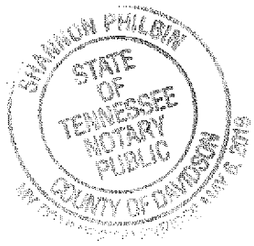
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2019.

Notary Public

Commission Expires 5-6-19

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)



THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Joseph S. Bars, Jr. and Sally Bars 2306 Woodmont Blvd. Nashville, TN 37215	Owner	117 06 0 094.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ELAINE PROCTOR** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **JOSEPH S. BARS, JR AND SALLY BARS, husband and wife** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the westerly 125 feet of Lot No. 34 on the unrecorded Map of E.L. Hampton's Hillsboro Heights.

SAID Lot No. 34 fronts 125 feet on the northerly margin of Woodmont Boulevard and runs back between parallel lines 367.7 feet to a line in the rear which measures 125 feet thereon.

Being the same property conveyed to Joseph S. Bars and wife, Sally Bars and Elaine Proctor by Deed dated August 1, 2008 from Deborah D. Sherman and spouse, Timothy J. Siktberg, recorded August 5, 2008, in Instrument Number 200808050080628, in the Register's Office for Davidson County, Tennessee

This is improved property known as 2306 Woodmont Blvd., Nashville, TN 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of April, 2019.

Elaine Proctor
ELAINE PROCTOR, Grantor

NOTE: Joseph S Bars,Jr. a/k/a Joseph S Bars

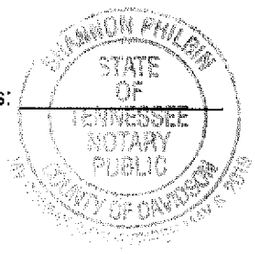
Karen Johnson Davidson County
Batch# 212581 DEEDQC
04/02/2019 09:03:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190402-0029524

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ELAINE PROCTOR, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 1st day of April, 2019

Commission Expires: _____



NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020