QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 221938 DEEDQC
04/25/2019 10:02:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190425-0038076

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/01/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SAMUEL GILES, JR, AND JOYCE MARIE GILES	**Same**	
(NAME)	(NAME)	
1817 Forrest Ave		**08310027200**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SAMUEL GILES, JR ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SAMUEL GILES, JR, AND JOYCE MARIE GILES ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, 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 SOUTHEASTERLY PART OF LOT NO. 89 ON THE PLAN OF LOCKELAND, A SUBDIVISION OF THE CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR SAID COUNTY, PARTIALLY DESCRIBED ACCORDING TO A SURVEY MADE BY HICKERSON-MILLER, ENGINEERS, AUGUST 23, 1957, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTHERLY MARGIN OF FORREST AVENUE, FORMERLY MORROW STREET, AT THE SOUTHEAST CORNER OF SAID LOT NO. 59; THENCE WITH THE EASTERN BOUNDARY LINE OF SAID LOT AND A FENCE LINE, NORTH 4 DEGREEES 30' EAST 145 FEET TO AN IRON PIN; THENCE WITH A FENCE LINE, NORTH 86 DEGREES 30' WEST 43 FEET TO A POINT; THENCE SOUTH 4 DEGREES 30' WEST 145.5 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY MARGIN OF FORREST AVENUE; THENCE WITH THE NORTHERLY MARGIN OF THE SAME SOUTH 87 DEGREES EAST 43 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL GILES, JR, UNMARRIED, BY WARRANTY DEED FROM SHIRLEY ANN PRUETT AND HUSBAND, MARTIN VAN PRUETT, OF RECORD IN BOOK 5188 PAGE 279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1817 Forrest Ave, Nashville, TN 37206**

Witness our hands this the 23rd day of April, 2019.

Samuel Giles Jr.
Samuel Giles, JR

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Samuel Giles, JR**, the within named 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, this the 23rd day of April, 2019.

Katherine Vincent
Notary Public
My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020