This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 227945 DEEDQC
05/09/2019 03:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190509-0043773

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Thelma J James** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Thelma J James and Angela J Hall,** (Grantee), as tenants in common with full rights of survivorship, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No. 105 on the plan of Enchanted Hills Section II as of record on Book 3700, page 27 in the Register's Office for said County.

Beginning at a point on the southerly margin of West Hamilton Road, being the common front corner of Lots No. 105 and 106 southerly 218.4 feet to a point, thence westerly 245.5 feet to a point on the easterly margin of Setters Road being the common front corner of Lots No. 104 and 105, thence northerly 120.00 feet to a concrete monument being a point in a curve, thence around said curve 39.27 feet to a concrete monument on the southerly margin of West Hamilton Road, thence easterly 190.0 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Installment Deed of record at Book 3965, Page 714 in the Register's Office of Davidson County, TN. * Melvin G James has since passed leaving Thelma J James as the remaining tenant by the entirety.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 9th day of ~~April,~~ May 2019.

Thelma J James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Thelma J James**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of ~~April,~~ May 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 9th day of ~~April,~~ May 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PROPERTY ADDRESS:	**4145 W Hamilton Rd, Nashville, TN 37218**
TAX PARCEL NO.:	**069 03 0 108.00**
PROPERTY OWNER:	**Thelma J James and Angela J Hall**
OWNER'S ADDRESS:	**4145 W Hamilton Rd, Nashville, TN 37218**
MAIL TAX BILLS TO:	**4145 W Hamilton Rd, Nashville, TN 37218**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019