Karen Johnson Davidson County
Batch# 236830 DEEDQC
05/31/2019 08:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190531-0051633

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 24 day of May, 2019.

Notary Public

My Commission expires 2/27/21

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Sandra Kay Suggs
5315 Old Hickory Blvd
Nashville, TN 37218

SEND TAX BILLS TO:
Sandra Kay Suggs
5315 Old Hickory Blvd
Nashville, TN 37218
MAP AND PARCEL NUMBER: 05600001500

QUITCLAIM DEED

19NT00351

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Marvin Lee Suggs and wife, Sandra Kay Suggs

By these presents do remise, release and **QUITCLAIM** unto

Sandra Kay Suggs, a single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by J.P. Gallaher, Surveyor, October 26, 1951, as follows:

Beginning on the westerly margin of Old Hickory Boulevard at the southeast corner of the property conveyed to Wiley T. Hemby by deed from J.O. Simpkins, of record in Book 1914, page 407, Register's Office for said County; thence with said Boulevard South 19-1/2 degrees West 100 feet; thence North 68 1/2 degrees West 445 feet; thence North 66 degrees West 890 feet to a black walnut in Robert Hardwell's southerly line; thence with said line North 70 degrees East 400 feet to a hickory; thence South 63 degrees East 100 feet to a stake on the South edge of a branch; thence East 200 feet to a stake with hackberry pointers; thence South 63 degrees East 261 feet to Hemby's northwest corner; thence with Hemby's westerly line South 18 degrees West 228 feet to Hemby's southwest corner; thence with Hemby's southerly line South 68 1/2 degrees East 500 feet to the beginning, containing 5 acres, more or less.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Marvin Lee Suggs and wife, Sandra Kay Suggs, by Warranty Deed from Richard Lee Boone and Wanda Jean McCrary and Sandra Kay Suggs, dated 6/28/1997 and recorded 7/16/1997 in Book 10531, page 792, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5315 Old Hickory Blvd, Nashville, TN 37218

Sandra Kay Suggs

Sandra Kay Suggs

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sandra Kay Suggs,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of May, 2019.

P. CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission expires: 2/9/2020.

201905310051633

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of May, 2019.

Marvin Lee Suggs

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Marvin Lee Suggs** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of May, 2019.

Notary Public

My Commission expires: 03 / 08 / 2021.

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

201905310051633

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston 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: 03-08-2024

Notary's Seal:

