Karen Johnson Davidson County
Batch# 237317 DEEDQC
05/31/2019 11:45:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190531-0051903

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 30, 2019.

Notary Public

My Commission Expires: 6/1/2019

ANDREW J. BELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Address:
Joseph Flannery Semmes, Jr. and
Sherrie Hall Semmes, Co-Trustees
9657 Boswell Court
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number
104 11 0A 075.00

QUITCLAIM DEED

Joseph F. Semmes and wife, Sherrie H. Semmes (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Joseph Flannery Semmes, Jr. and Sherrie Hall Semmes, Co-Trustees of The Semmes Family Trust, dated May 30, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, May 30, 2019.

Joseph F. Semmes

Sherrie H. Semmes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph F. Semmes** and **Sherrie H. Semmes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, May 30, 2019.

Notary Public

My Commission Expires: 8/20/19

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, TN, being Unit No. E-11 on the Plan of Villager West condominium, of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph F. Semmes and wife, Sherrie H. Semmes, from F. G. Cavin Jr. and wife, Sarah T. Cavin by warranty deed of record in Book 9656, Page 339, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 2134 Fairfax Avenue, E-11, Nashville, TN 37212.

True Copy Certification

I, Andrew J. Bellm, 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.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm 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: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

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