THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Karen Johnson Davidson County
Batch# 244576 DEEDQC
06/17/2019 03:45:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190617-0058256

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jules E. Ledbetter Fabiola Ledbetter 309 Collier Ave. Nashville, TN 37211	Same	119-9-286

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jules E. Ledbetter,** by these presents does hereby quitclaim and convey unto **Jules Ledbetter and Fabiola Ledbetter, husband and wife,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the westerly ½ of Lot No. 20 on the Plan of the Tanksley Subdivision as of record in Book 547, page 56, Register's Office for said County.

Said part of Lot No. 20 fronts 50 feet on the southern margin of Collier Avenue and extends back between parallel lines measuring 152 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Jules E. Ledbetter, unmarried, by Warranty deed from Action Nissan, Inc., a Tennessee corporation, of record in Instrument No. 20071016-0122866, Register's Office for Davidson County, Tennessee.

Being also known as 309 Collier Ave., Nashville, TN 37211.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
17 day of June 2019.

Affiant

My commission expires: 07-05-2021
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17 day of June 2019.

Jules E. Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jules E. Ledbetter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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Witness my hand and seal this the 17 day of June 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021