This Instrument Was Prepared By:
Gail Smith Bradford, Esq.
750 Old Hickory Blvd.
Building Two, Suite 200
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 255147 DEEDQC
07/11/2019 08:55:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190711-0067483

From information and description furnished by the parties.
This conveyance made without benefit of title search.

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP / PARCEL NO.
Arthur W. Essery and Susan Atkin 448 Ewing Lane Nashville, TN 37207	Same	060-01-0-026.00

For love and affection and no monetary consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Arthur W. Essery**, an unmarried man, hereinafter called the Grantor, by these presents do quitclaim and convey unto **Susan Atkin,** an unmarried woman, hereinafter called the Grantee, her heirs, successors, and assigns, a twenty percent (20%) undivided interest [said Grantee to hold such undivided interest as a tenant-in-common with the Grantor, who retains an eighty percent (80%) undivided interest] in and to the following property located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Aldrich Heights, Section I, as of record in Book 2083, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 70 feet on the southeasterly side of Old Ewing Lane and runs back between lines, measuring 260.6 feet on the northeasterly line and 226.73 feet on the southwesterly line to a dead line in the rear, measuring 136 feet thereon.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Arthur W. Essery, unmarried, from Betty Deal Gregory, by deed of record in Instrument No. 20161024-0112375, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 448 Ewing Lane, Nashville, TN 37207
(Street) (City or Town) (Postal Zip)

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor this 9 day of July, 2019.

Arthur W. Essery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Arthur W. Essery** to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9th day of July, 2019.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ -0-.

Arthur W. Essery, Affiant

Subscribed and sworn to before me, this
the 9th day of July, 2019.

Notary Public
My Commission Expires: _____

GAIL SMITH BRADFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2021