Karen Johnson Davidson County
Batch# 261648 DEEDQC
07/24/2019 02:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190724-0072764

# QUITCLAIM DEED

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

HM-QCD-19-830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Deshay Jones** | **Same** | 070080223.00 |
| (NAME) ~~8 Academy Place #209~~ 301 22nd Ave. N. #401 | (NAME) | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN ~~37210~~** 37203 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DESHAY JONES,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DESHAY JONES AND PHILLIP TAYLOR, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being part of Lot No 30 on the Map of part of the Free Silver Plan, as of record in Book 332, Page 46, Register's Office for Davidson County, Tennessee, described according to a survey made by William C Parrish Associates, Civil Engineers, March 27, 1958, as follows:

Beginning at a spike in the center of Young's Lane at the northwest corner of the property conveyed to Cornelius Jones, and wife by Deed from Will Latham, Trustee, of record in Book 2745, Page 17, said Register's Office; thence with the westerly line of said Jones property, south 3 degrees, 25' west 299.05 feet to an iron pin in the center of a creek; thence with the center of said creek, south 28 degrees, 26' west, 73 feet to an iron pin; thence north 8 degrees, 08' west, 226.9 feet to an iron pin in concrete; thence north 1 degree, 39' west, 133.3 feet to center of Young's Lane thence with the center of said Lane, north 88 degrees, 21' east, 86.7 feet to the beginning, containing 0.54 acres, more or less.

Being the same property conveyed from Ashleigh D. Moreland to Deshay Jones by Quitclaim Deed of record in Instrument No. 20140521-0043842, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **830 Youngs Lane, Nashville, Tennessee 37207**.

Witness my hand this the 16 day of ~~April~~ July, 2019.

**Deshay Jones**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th day of ~~April~~ July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

## True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY