BOX 10-B

Karen Johnson Davidson County
Batch# 263782 DEEDQC
07/30/2019 09:28:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190730-0074773

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: July 6 2020

(AFFIX SEAL)

LESLIE DANIEL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXP JULY 06, 2020

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION HAS BEEN PERFORMED NOR OPINION PROVIDED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY HARDIN HAND	**SAME**	**091-09-0-121.00**
(NAME) **523 ELAINE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANGELA HAND, FOR THE EXPRESS PURPOSE OF CREATING A FEE SIMPLE ESTATE IN THE GRANTEE,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **DANNY HARDIN HAND,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 50 feet of Lot No. 52 and the southerly 50 feet of the easterly 47 feet of Lot No. 51 on the Map of T.F. Nall's Subdivision of lots Nos. 18, 19 and 20 of the B.F. Cockrill Lands, as of record in Book 421, page 63, Register's Office for said County.

Said parts of said lots adjoin and front 50 feet on the westerly side of a street unnamed on said plan but now known as Elaine Street, and run back between parallel lines, along the southerly margin of Deal Avenue, 146 feet to a dead line.

Being the same property conveyed to Danny Hardin Hand and wife, Angela Hand, from Robert Curtis Hand, unmarried, by quitclaim deed dated May 24, 2001 and recorded May 30, 2001 in Instrument No. 20010530-0055451, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **523 ELAINE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 my hand this 26 day of July, 2019.

Angela Hand

ANGELA HAND

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dickson

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

Witness my hand and official seal at office this 26 day of **July, 2019.**

My Commission Expires: July 6, 2020



Leslie Daniel

Notary Public