QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 270879 DEEDQC
08/13/2019 01:34:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190813-0080713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rob R. Purdy	**Same**	
(NAME)	(NAME)	
2223 30th Avenue South		**104-14-65.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANGUS M. PURDY ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ROB R. PURDY ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 104 FEET FRONT AND 35 FEET REAR OF LOT NO. 50 ON THE PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, AS OF RECORD IN BOOK 421, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 50 FRONTS 104 FEET ON THE WESTERLY SIDE OF 30TH AVENUE SOUTH AND RUNS BACK 210 FEET ON THE NORTHERLY LINE AND 200 FEET ON THE SOUTHERLY LINE WITH THE NORTHERLY MARGIN OF A 28 FOOT COURT TO AN ALLEY, MEASURING 35 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANGUS M. PURDY AND ROB R. PURDY, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM BRIAN M. JONES, A SINGLE PERSON, OF RECORD IN INSTRUMENT NUMBER 20060505-0052562, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE FOREGOING BUT EXPRESSLY EXCLUDED THEREFROM IS CERTAIN PROPERTY CONVEYED FROM E. E. RANDOLPH AND WIFE, DOROTHY D. RANDOLPH TO THE STATE OF TENNESSEE, IN FEE SIMPLE AS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN BOOK 4780, PAGE 738, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THIS PROPERTY AND THE EAST MARGIN OF AN ALLEY ADJOINING THE TENNESSEE CENTRAL RAILROAD, SAID POINT BEING ALONG THE SAID EAST MARGIN SOUTH 27 DEGREES 32 MINUTES EAST 322.0 FEET FROM THE SOUTH MARGIN OF WESTMORELAND DRIVE; THENCE ALONG THE SAID NORTH BOUNDARY NORTH 77 DEGREES 56 MINUTES EAST 107.1 FEET TO A POINT; THENCE SOUTH 24 DEGREES 40 MINUTES EAST 78.9 FEET TO A POINT; THENCE NORTH 80 DEGREES 30 MINUTES WEST 125.2 FEET TO A POINT IN THE EAST MARGIN; THENCE ALONG THE SAID EAST MARGIN NORTH 27 DEGREES 32 MINUTES WEST 31.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,925 SQUARE FEET.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2223 30th Avenue South, Nashville, TN 37212**

Witness our hands this the 13 day of August, 2019.

Angus M. Purdy

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angus M. Purdy**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of August, 2019.

Notary Public
My Commission Expires: 5/23/2023

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)