QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: Nov. 8, 2021
(AFFIX SEAL)

DARLA HYSMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires NOV. 8 2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE AND ESCROW, LLC
513 3RD AVENUE SOUTH, NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
John Ambrose, III	NEW OWNER	091-06-0-279.00
(NAME)	(NAME)	
5505 Tennessee Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN AMBROSE, III, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **JOHN AMBROSE, III, unmarried**, HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, State of Tennessee, being Lot No. 1414, Block No. 201, on the Plant of West Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, said Register's Office, to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to John Ambrose, by Quitclaim Deed from John Ambrose, of record as Instrument No. 201908160082388, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, State of Tennessee, being Lot No. 1416, Block No. 201, on the Plant of West Extension of Plan No. 1, West Nashville, as of record in Book 57, Page 173, said Register's Office, to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to John Ambrose, by Quitclaim Deed from John Ambrose, of record as Instrument No. 201908160082388 (same as above), Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE PRESENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS

unimproved ☐
This is improved ☒ property, known as 5505 Tennessee Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

Karen Johnson Davidson County
Batch# 272821 DEEDQC
08/16/2019 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190816-0082389

201908160082389

Wherever 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 16th day of August, 2019.

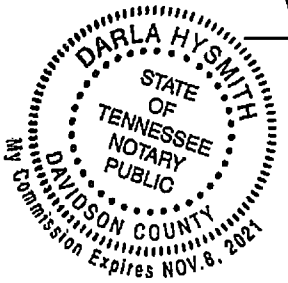
John Ambrose, III

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Ambrose, III,** 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 at Nashville, Tennessee, this 16th day of August, 2019.

Commission expires: Nov. 8, 2021



Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

