Karen Johnson Davidson County
Batch# 273702 DEEDQC
08/20/2019 09:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190820-0083251

PREPARED BY:

Robert J. Hazard, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

Berenice M. Denton
AFFIANT

Subscribed and sworn to before me on this day, ~~July~~ Aug. 16, 2019. KD

Kayla Dixon
Notary Public

My Commission Expires: 7/9/2022

KAYLA DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

New Owner Address:
James M. Denton, III,
Berenice Miller Denton, and
Truxton Trust Company, Co-Trustees
317 Sutherland Avenue
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number
116 10 0 021.00

QUITCLAIM DEED

James M. Denton, III and wife, Berenice Denton (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **James M. Denton, III, Berenice Miller Denton, and Truxton Trust Compamy, Co-Trustees of The Denton Family Trust, dated ~~July~~ Aug. 16, 2019** ("Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

Subject property is quitclaimed subject to such limitations, restrictions and encumbrances as June affect the premises.

<Signature page to follow.>

WITNESS my hand on this day, ~~July~~ August 16, 2019. BMO

James M. Denton, III
James M. Denton, III

Berenice M. Denton
Berenice Denton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James M. Denton, III** and **Berenice Denton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, ~~July~~ Aug 16, 2019. KD

Kayla Dixon
Notary Public

My Commission Expires: 7/9/2022

KAYLA DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

EXHIBIT A

Being lot No. 24 on the Map of Bransford Realty Company's Berkeley Hills Subdivision, as of record in book 547, pages 57 and 58, Register's Office for said County.

Said lot No. 24 fronts 125 feet on the southerly side of Sutherland Avenue and extends back 208 feet on the westerly line and 215 feet on the easterly line, to a dead line, measuring 125 feet thereon.

Being the same property conveyed to James M. Denton, III and wife, Berenice Denton from Horace Small and wife, Estelle Silverman Small, by warranty deed of record in Book 3136, page 145, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is improved property commonly known as 317 Sutherland Avenue, Nashville, TN 37205.

True Copy Certification

I, Andrew J. Bellm, 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, Candace M. Parker, a notary public for this county and state, Andrew J. Bellm 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: 3/03/2020

Notary's Seal

CANDACE M. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020