THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Robert H. Cummings, Jr.
523 Chesterfield Avenue
Nashville, TN 37212

Send Tax Bills To:
SAME

Map & Parcel No.:
104-14-0-009.00 and 104-14-0-010.00

Karen Johnson Davidson County
Batch# 276984 DEEDQC
08/27/2019 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190827-0086423

QUITCLAIM DEED TO CREATE ONE LOT

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert H. Cummings, Jr. and wife Maria Beth Cummings** ("Grantor") do hereby quitclaim and convey unto **Robert H. Cummings, Jr. and wife Maria Beth Cummings** ("Grantee"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in the 18th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee lying on the west side of Chesterfield Avenue and bounded of the west by Interstate-440, and being the consolidation of 523 and 525 Chesterfield Avenue, and being more particularly described as follows:

BEGINNING at an iron rod (new) at the intersection of the westerly right-of-way (width varies) of Chesterfield Avenue and the right-of-way of Interstate-440 (TDOT Project QI-440-4(34)207), being the southeast corner of the herein described tract.

Thence, with said right-of-way of Interstate-440, as follows:
North 81 degrees 09 minutes 51 seconds West 34.60 feet to an iron rod (new), and
North 30 degrees 04 minutes 10 seconds West 122.60 feet to and iron rod (new);

Thence, with the southerly boundary line of the O.I.C. Homes at Montgomery Square recorded in Instrument Number MA20170619-0061535, Register' Office for Davidson County, Tennessee, South 83 degrees 33 minutes 46 seconds East 108.72 feet to magnetic nail (new) on the westerly right-of-way line of Chesterfield Avenue;

Thence, with said right-of-way, South 7 degrees 08 seconds 08 seconds West 100.00 feet to the BEGINNING containing 0.16 acre± or 7086 square feet±.

Being the same property conveyed to Robert H. Cummings, Jr. and wife Maria Beth Cummings by deed from John F. Nichols and Vera Parkes Casselbury of record in Book 7399, page 853 for 523 Chesterfield Avenue, and by deed from J. Edward Bass and Robert B. Saeger of record in Book 8525, page 665 for 525 Chesterfield Avenue in the Register's Office for Davidson County, Tennessee.

This Quitclaim Deed is executed for the express purpose of establishing a single lot and having one map and parcel number assigned, and said lot is hereby conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

This is improved property known as 523 Chesterfield Avenue, Nashville, TN 37212.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27th day of August, 2019.

Robert H. Cummings, Jr.

Maria Beth Cummings

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally, appeared before me, the undersigned, a Notary Public in and for said state and county, **Robert H. Cummings, Jr. and Maria Beth Cummings**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$-0-**.

AFFIANT

Subscribed and sworn to before me, this 27th day of August, 2019.

NOTARY PUBLIC

My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 9-20-2022

CARL E DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY