NEW OWNER:

James McPherson
2144 Sanborn Drive
Nashville, TN 37210

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map: 95-10
Parcel: 113-4

This instrument was prepared solely with information provided by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES MCPHERSON**, does convey unto **JAMES R. MCPHERSON and CHRISTY A. MCPHERSON, as joint tenants with rights of survivorship**, their heirs and assigns, forever subject to a life estate retained by the Grantor, the following tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Being a part of Lot No. 209, Section III, Elm Hill Acres, as of record in Book 2330, Page 77, Register's Office for said County, and more particularly described as follows:

Beginning at an iron pin on the east margin of Sanborn Drive, at the common corner of Lots 208 and 209; thence North 82 degrees, 57' East with the boundary line of said lots, 366.5 feet; thence South 14 degrees 17' 50" East 70 feet to a point; thence South 82 degrees 57' West 100 feet to a point; thence South 7 degrees 30' East 90 feet to a point in the east margin of Sanborn Drive, thence with the margin of the same, North 7 degrees 30' West 160 feet to the point of beginning.

Being the same property conveyed to James McPherson, from Linda Crowl McPherson, by Quitclaim Deed, dated November 3, 2006, of record as Instrument 20061108-0139079, Register's Office for Davidson County, Tennessee. For further reference see Instrument 20050830-0103669, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2144 Sanborn Drive, Nashville, Tennessee 37210.

WITNESS SIGNATURE(S) this 22nd day of August, 2019.

Karen Johnson Davidson County
Batch# 278304 DEEDQC
09/03/2019 10:08:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190903-0088283

JAMES MCPHERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES MCPHERSON**, 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 office, this 22nd day of August, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 22nd day of August, 2019.

Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY