Karen Johnson Davidson County
Batch# 283701 DEEDQC
09/10/2019 02:05:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20190910-0091484

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, Tennessee 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

KGM
Affiant

Subscribed and sworn to before me, this 10th day of September, 2019

Notary Public

My Commission Expires:

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Buntin 5105 Cochran Drive Nashville, TN 37220	New Owner	119-01-0-146 and 119-01-0-147

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jonathan Buntin, married,** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Jonathan Buntin, married,** his heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

TRACT I:

Being Lot No. 145 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29, and 30 and a small part of Block 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property, but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly margin of Wickson Avenue North 6 deg. 08 min. East 115.0 feet to the Southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the

Northwest corner of Lot No. 148 on said plan; thence with the Westerly boundary of Lot No. 148 Southwardly 82.0 feet to a point; thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 146 on the Plan of Overhill City and W.H. Fox Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 and a small block of 19, as of record in Book No. 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above described property but Excluded therefrom is that tract conveyed to the State of Tennessee by deed of record in Book 4415, Page 371, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being parts of Lots 145, 146, and 147 on the Map of Overhill City as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

Beginning at a point 35.0 feet North of the Northeast intersections of Wickson and Rose Avenues; thence with the Easterly margin of Wickson Avenue North 6 deg. 08 min. East 115 feet to the Southerly margin of an alley; thence with said alley South 84 deg. 35 min. East 135.0 feet to the Northwest corner of Lot No. 148 on said plan; thence with the Westerly boundary of Lot 148 Southwardly 82.0 feet to a point, thence South 81 deg. 30 min. West 139.5 feet to the point of beginning and containing 0.31 acres and being part of the same property conveyed to Mrs. Whittie V. Dixon by deed from Lewis Morrell and wife, as of record in Book 1055, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Buntin, Married from Gerald M. Johnson by Warranty deed of record in Instrument No. 20190311-0021998 and by Deed of Correction of record in Instrument No. 20190530-0050971, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor.

The purpose of this Quitclaim Deed is to combine Tract I and Tract II into one parcel and assign a single Tax ID number. This property shall now be known as:

324 Rose Street Nashville, TN 37210

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2017 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2019.

Jonathan Buntin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jonathan Buntin** , the bargainors, 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 10th day of September, 2019.

Notary Public

My Commission Expires: _____

