Name and Address of New Owner and
Send Tax Bills To:
Lindsay R. Foreman-Murray and Scott E. Foreman-Murray
301 North 9th Street
Nashville, TN 37206

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 288828 DEEDQC
09/20/2019 12:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190920-0095762

Map & Parcel No: 082-12-0-122.00

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 and legal sufficiency of which are hereby irrevocably acknowledged, **Simon James, a married man,** "the Grantor," conveys and quitclaims unto **Lindsay R. Foreman-Murray and Scott E. Foreman-Murray, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Neil S. Browns Addition to East Nashville of record in Plat Book 57, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 171 fronts 50 feet to the Easterly side of North Ninth Street, and runs back between parallel lines with the North margin of Smiley Street, 170 feet to an alley.

Being the same property conveyed to Lindsay R. Foreman-Murray and Scott E. Foreman-Murray, wife and husband, and Simon James, a married man by Warranty Deed from Prime Nashville, LLC, a Tennessee Limited Liability Company, dated April 29, 2016 and recorded May 3, 2016 as Instrument No. 20160503-0043704, Register's Office for Davidson County, Tennessee.

NOTE: This property has never served as the primary marital residence of the Grantor herein.

Grantor covenants that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 19th day of September, 2019.

Simon James

STATE OF Vermont
COUNTY OF Addison

On this 19th day of September, 2019, before me personally appeared Simon James, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 19th day of September, 2019.

Notary Public State of Vermont
JOSHUA J SHERMAN
Commission * No. 0009705 *
My Commission Expires 01/31/2021

Notary Public

J. SHERMAN NOTARY PUBLIC WINDSOR COUNTY VERMONT COMMISSION NO. 0009705

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00**.

Bailey Wind
Affiant

Sworn to and subscribed before me this 20th day of September, 2019.

Notary Public

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021