Karen Johnson Davidson County
Batch# 291544 DEEDQC
09/26/2019 09:05:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190926-0097827

Prepared by:
The Larkin Group
3401 John Mallette Drive, Suite 100
Nashville, TN 37218

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO DIVIDE THE SINGLE PARCEL (100 ft. x 140 ft) INTO TWO EQUAL PARCELS (2- 50ft x 140 ft.).

QUITCLAIM DEED

ADDRESS NEW OWNER (s)	SEND TAX BILLS TO	MAP & PARCEL
Dwight Pate 1707 Simpkins Street Nashville, TN 37208	NEW OWNER	081-07-0-008.00

FOR THE CONSIDERATION of the sum of One dollar and 0/100 ($1.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Dwight Pate, has this day bargained and sold, and does hereby transfer and convey unto the said Dwight Pate, the Grantee(s) herein, its (successors), heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

In consideration of our desire to assist the grantees in their endeavors to serve the purposes of and to achieve the goals, their successors and assigns; all rights, title and interest in and to a certain tract or parcel of land, described as follows:

Land located in Davidson County, Tennessee, being Lots 6 & 7 in A. C. Dudley's Subdivision of record in Book 161, Page 10, Register's Office for County.

Said Lots 6 & 7 fronts 100 feet on the south side of Simpkins Street (once called "E" Street) and extends back 140 feet to an alley.

Said PROPERTY is commonly known as 1707 Simpkins Street, Nashville, Tennessee 37208. Being the same property conveyed to Dwight Pate by deed of record in Book 10019 Page 779 RODC.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

The purpose is to divide the single parcel (0081-07-008.00) into two equal parcels. This is improved property at 1707 Simpkins Street, Nashville, Tennessee.

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

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (x) unimproved ( ) property, known as 1707 Simpkins Street, Nashville, Tennessee 37208

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.

Witness my hand this 23rd day of September, 2019

Dwight Pate

By: Dwight Pate

Title: Owner

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary Public in and for said County and State, the within named Dwight Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Dwight Pate, and being so authorized to do, executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville Tennessee this 12th day of September 2019

Notary Public

My Commission Expires: May 9, 2023

State of Tennessee
County of Davidson

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

(Affiant)

Notary

Commission Expires: May 9, 2023