LLG-0635

Karen Johnson Davidson County
Batch# 295203 DEEDQC
10/03/2019 07:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191003-0100884

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Eula K. McCall Valerie R. McCall Melonie J. McCall 4121 W. Hamilton Rd. Nashville, TN 37218	Same	072 10 0 058.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Eula K. McCall, unmarried,** by these presents does hereby quitclaim and convey unto **Eula K. McCall, unmarried, Valerie R. McCall, unmarried, Melonie J. McCall, unmarried, all tenants in common with right of survivorship,** their heirs, successors and assigns, her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot No. 36 on the Plan of Dozier Place, of record in Book 974, page 51, Register's Office for said County, and described in part according to a survey dated August 31, 1978 by Southern Land and Associates, as follows:

Beginning at a point on the southerly margin of Dozier Place located N 74 deg. 40' W 200.39 feet, more or less, from a chiseled cross on the westerly margin of Gallatin Road, said point also being the northwesterly corner of the property conveyed to L.C. Tanley, Jr., et al, by deed from Third National Bank, Executor, of record in Book 5083, page 289, said Register's office; thence with Tanley's westerly property line and the westerly line of the property conveyed to Ethal Long Brown by deed from Mary Casser Rohrbach, et al, of record in Book 3403, page 246, said Register's office, southwestwardly 196.9 feet, more or less, to a point in the northeasterly line of the property conveyed to Richard C. Rice, et ux, of record in Book 4082, Page 600, and Book 4495; Page 963, respectively, both in said Register's Office; thence with Rice's northeasterly property line, northwestwardly 103 feet to a point at the southeasterly corner of the property conveyed to William R. Stroud, Jr. et ux, by deed from Third National Bank, executor, of record in Book 4823, Page 174, said Register's Office; thence with Sroud's southesterly property line, northeastwardly 185 feet, more or less, to a point on the southerly margin of Dozier Place; thence, with said margin of Dozier Place, eastwardly 102.61 feet, more or less, to the point of beginning.

Being the same property conveyed to Eula K. McCall, unmarried by Warranty deed from Kenneth M. Keator and wife, Bettie Keator, of record in Book 6337, Page 2, Register's Office for Davidson County, Tennessee, dated June 18, 1984 and recorded on July 13, 1984.

Being also known as 1032 Dozier Place, Nashville, TN 37216.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30 day of September 2019.

Affiant

My commission expires: 07-05-2021
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30 day of September 2019.

Eula K McCall
Eula K. McCall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eula K. McCall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30 day of September 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Angie Lawless, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022