Karen Johnson Davidson County
Batch# 295381 DEEDQC
10/03/2019 09:48:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191003-0101124

Instrument Prepared by:
One Trusted Advisor Attorneys
100 Winners Circle, Suite 220
Brentwood, TN 37027

ADDRESS NEW OWNER:
Gregory L. James and Earl L. Gaspard
4324 Lindawood Drive
Nashville, TN 37215

SEND TAX BILL TO:
Owner

Map - Parcel Numbers
131-05-0G-001.00-CO

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Gregory Lamar James and Earl Lynn Gaspard, joint tenants with rights of survivorship, (herein "Grantors") have this day bargained and sold and do by these presents sell, transfer and convey unto:

Gregory L. James and Earl L. Gaspard, as tenants by the entireties, (herein "Grantees"), their successors and assigns, all their right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Lindawood Cottages, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20130305-0022068, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gregory Lamar James and Earl Lynn Gaspard, joint tenants with rights of survivorship, by deed from L&S Development, LLC, of record in Instrument No. 20160418-0037196, dated April 15, 2016, said Register's Office.

This conveyance is subject to: all matters as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Lindawood Cottages, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20130305-0022068, Register's Office for Davidson County, Tennessee; and any and all restrictions and easements of record.

This is improved property known as: 4324 Lindawood Drive, Nashville, TN 37215.

The Grantors and Grantees are one and the same persons.

The legal description is the same as the previous instrument of record.

IN WITNESS WHEREOF, I have hereunto set my signature this 21st day of September, 2019.

Gregory Lamar James

Earl Lynn Gaspard

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this the 21st day of September, 2019, before me, a Notary Public, personally appeared Gregory Lamar James and Earl Lynn Gaspard, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

KAITLYN SHARKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

My commission expires: 9/6/2022

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

AFFIANT

Subscribed and sworn to before me this 21st day of September, 2019.

Notary Public

My commission expires: 9/6/2022

KAITLYN SHARKEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022