Karen Johnson Davidson County
Batch# 306411 DEEDQC
10/25/2019 12:14:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191025-0109682

QUITCLAIM DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

R-P-16-4837-T

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Bankhurst	**New Owner**	
(NAME)	(NAME)	**133-14-0-044.00**
20 Mitchell Lane		
(ADDRESS)	(ADDRESS)	
Moreland Hills, OH, 44022		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES BANKHURST, MARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES BANKHURST AND CAROLYN BANKHURST, HUSBAND AND WIFE, AND DANIEL BANKHURST, UNMARRIED, as tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Elysian Park of record in Plat Book 2331, Page 32, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Bankhurst, married, from Wesley Lambert, married, of record in Instument No. 201612010126008, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4837 Lynn Drive, Nashville, Tennessee 37211**.

Witness my hand this the 22 day of OCTOBER 2019.

JAMES BANKHURST

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned, a notary public in and for said County and State, personally appeared **JAMES BANKHURST,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22 day of October, 2019.

Karla Frascarelli
Notary Public
My Commission Expires: 11/15/2023
(SEAL)

KARLA FRASCARELLI
NOTARY PUBLIC • STATE OF OHIO
My commission expires Nov. 15, 2023

NOTARIAL SEAL
STATE OF OHIO

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY