QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 317442 DEEDQC
11/19/2019 01:31:55 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20191119-0119399

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Josh Hellmer	**Same**	
(NAME)	(NAME)	**105-4-128.00**
1071 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MILDRED OSTEEN ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

JOSH HELLMER ("GRANTEE")

HIS 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 THE WESTERN HALF OF LOT 19 IN THE HOMESTEAD PLAN OF THE LATE JOHN TRIMBLE, AS LAID OFF BY W. W. SOUTHGATE, SURVEYOR; SAID PLAN IS RECORDED IN PLAT BOOK 57, PAGE 53, REGISTER'S OFFICE FOR SAID COUNTY.

SAID WESTERN HALF OF LOT 19 FRONTS 25 FEET ON TENNESSEE STREET AND RUNS BACK BETWEEN PARALLEL LINES ABOUT 139 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO **MILDRED OSTEEN**, BY QUITCLAIM DEED, OF RECORD IN INSTRUMENT NUMBER **20191107-0115249** REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is improved property known as: **16 Shepard Street, Nashville, TN 37210**

Witness our hands this the 14th day of November, 2019.

Mildred Osteen

Mildred Osteen

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mildred Osteen,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2019.

William E. Grones

Notary Public
My Commission Expires: 03/07/2023

