Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Map: 93-16
Parcel: 131

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Linda D Sharpe Cox
Affiant

Subscribed before me this 18 day of Nov 2019.

Notary
My Commission Expires
(Affix Seal)

JEAN L. BYASSEE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

New Owner:
Linda Sharpe Cox
63 Green Street
Nashville, TN 37210

Send Tax Bills to:
Volunteer Mortgage Co.
404 James Robertson Pkwy
Nashville, TN 37219

Karen Johnson Davidson County
Batch# 318723 DEEDQC
11/25/2019 08:17:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191125-0121182

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LINDA SHARPE COX, previously known as LINDA D. SHARPE, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, and her husband, Clarence Cox, joins in to release any claims he may have against such property in the future, has bargained and sold, and does hereby remise, release and forever transfer to LINDA SHARPE COX and daughter, ALECIA RENEE SHARPE, as joint tenants with right of survivorship, their successors and assigns, all of her right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Land in Davidson County, Tennessee, being part of Lots 120, 121 and 122 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, Pages 84 and 85, Register's Office, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod in the southerly right-of-way of Green Street, Width 50', at a corner common with Henry L. Davis, as of record in Book 4536, Page 626, at the Register's Office, Davidson County, Tennessee, being the northwest corner of this tract; thence with the southerly right-of-way of Green Street, south 85 deg 00 min 00 sec east, 47.00 feet to an iron rod set in the westerly right-of-way of Lewis Street, width 50', being the northeast corner of this tract; thence with the westerly right-of-way of Lewis Street, south 06 deg 10 min 46 sec west 105.00 feet to an iron rod set, being the southeast corner of this tract and the northeast corner of Lot 123; thence leaving the westerly right-of-way of Lewis Street with the northerly line of Lot 123, north 85 deg 00 min 00 sec west, 47.07 feet to an existing iron rod, at the southeast corner of Henry L. Davis, being the southwest comer of this tract; thence with the common line of Henry L. Davis, north 06 deg 13 min 07 sec east, 105.00 feet to the point of beginning, containing 4,199 square feet (0.964 acres more or less) according to a boundary survey (of Tax Map 93-16 Parcels 127, 129, 130 and 131) prepared by Cherry Land Surveying, R. Scot Cherry, Tennessee Registered Land Surveyor No. 1512, dated May 6, 2005 and Bearing Job No. 05124 TSM.

Being part of the same property conveyed to Linda D. Sharpe by Warranty Deed from Construction Consultants Management Corporation, a Tennessee corporation, dated April 27, 2007, of record in Instrument No. 20070504-0053501, dated May 4, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

- Taxes for the year 2019 and subsequent
- Any and all encumbrances and restrictions as shown of record not stated herein.

This is improved property known as 63 Green Street, Nashville, Tennessee 37210.

WITNESS my hand this 18 day of Nov 2019.

Grantor:

Linda D Sharpe Cox

LINDA SHARPE COX AKA LINDA D. SHARPE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LINDA SHARPE COX, previously known as LINDA D. SHARPE, who proved to me to be the person signing this document and who upon oath acknowledged to be the within named Grantor, Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 18 day of Nov, 2019.

Notary Public

My Commission Expires:

JEAN L. BYASSEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Clarence Cox

CLARENCE COX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CLARENCE COX, who proved to me to be the person signing this document and who upon oath

acknowledged to be the within named Grantor, Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nov, Tennessee, this 18 day of Nov, 2019.

Notary Public

My Commission Expires: _____

