Karen Johnson Davidson County
Batch# 334955 DEEDQC
12/26/2019 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191226-0133268

This Instrument Prepared By:
Title Specialists, Inc.
8870 Cedar Springs Lane, Ste. 208
Knoxville, TN 37923
File: ____

QUIT CLAIM DEED

THIS INDENTURE made this 12 day of December, 2019, between **Ollice N. Hogue and wife, Martha M. Hogue AKA Martha F. Hogue,** of Davidson County, State of Tennessee, First Party, and, **Ollice N. Hogue and wife, Martha M. Hogue,** of Davidson County, State of Tennessee, Second Party;

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR AND NO/100 Dollars ($1.00) and other good and valuable consideration to us in hand paid by Second Party, the receipt of which is hereby acknowledged,

Does hereby-**QUIT CLAIM all his, her, their, right, title and interest** unto the said party of the Second Party in the following described premises, to wit:

PROPERTY ADDRESS: 3317 Kings Lane, Nashville, Tennessee, 37218

Tax Identification/Parcel Number: 058-16-0-106.00

LEGAL DESCRIPTION:

Property located at 3317 Kings Lane, Nashville, Davidson County, Tennessee 37218 and:

Land in Davidson County, Tennessee being Lot No. 228 on the Plan of Haynes Park Subdivision, Section 3, as of record in Book 4460, page 185, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Kings Lane at the dividing line between lots nos. 228 and 229 on the said plan; thence southerly along said dividing line 100 feet to a concrete marker; thence westerly 116 feet to a point in the easterly margin of Haynes Park Drive; thence northerly along the easterly margin of said Haynes Park Drive 75.34 feet to the beginning of a curve; thence around said curve a distance of 39.32 feet to a point in the southerly margin of Kings Lane; thence easterly along the southerly margin of said Kings Lane 91.17 feet to the point of beginning.

Being the same property conveyed to Ollice N. Hogue and wife, Martha F. Hogue by Installment Deed from William O. Simpkins and wife, Doreene D. Simpkins dated July 22, 1976 and recorded July 22, 1976 in Deed Book 5048, page 539 in the Register's Office for Davidson County, Tennessee.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN. THE DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO RESPRESENTATION WHATSOEVER OTHER THAN THAT IS HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This conveyance is made subject to all applicable restrictions, building setback lines and all existing easements and conditions as shown of record in the Clerk's Office for Davidson County, Tennessee.

Owner(s):

Ollice N. Hogue

Martha M. Hogue

3317 Kings Lane

Nashville, TN 37218

Responsible Taxpayer(s):

Same as owners

IN WITNESS WHEREOF, The said parties of the First Part have hereunto set hand and seal this day and year first above written,

Ollice N. Hogue

Ollice N. Hogue

SIGN HERE

Martha M. Hogue

Martha M. Hogue AKA Martha F. Hogue

Martha F. Hogue

SIGN HERE

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of December, 2019, before me personally appeared before me, the undersigned authority, **Ollice N. Hogue and Martha M. Hogue AKA Martha F. Hogue**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Tuwana J. Bryant

Notary Public

SIGN HERE

My Commission Expires: 05-02-2022

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

STATE OF TENNESSEE
COUNTY OF Davidson

I/We hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$-0-**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ollice N Hogue

Affiant

Subscribed and sworn to before me this the 12th day of December, 2019.

Tuwana J. Bryant

Notary Public

SIGN HERE

My Commission Expires: 05-02-2022

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

True Copy Certification

I, Amanda Savoy, 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, Samantha J. Chamblee, a notary public for this county and state, Amanda Savoy, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 03-31-2021

SAMANTHA J. CHAMBLEE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY