Karen Johnson Davidson County
Batch# 344013 DEEDQC
01/15/2020 03:27:17 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200115-0005594

Prepared by, and after recording
return to:
Bryan K. Williams, Esq.
Gullett Sanford Robinson & Martin, PLLC
150 Third Avenue South, Ste. 1700
Nashville, TN 37201
615.244.4994

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NO.
Troy Wayne Davenport; 149 Shane Lee Circle Dover, TN 37058	Same	Map and Parcel No. 0-93-06-3-072.00

State of Tennessee)
County of Davidson)

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

AFFIANT

Personally appeared before me, sworn to and subscribed before me this 30 day of December, 2019.

NOTARY PUBLIC

My commission expires: April 4, 2023

KAYWIN D COWLEY-CHANDLER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

JEFFREY SCOTT DAVENPORT ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby releases, remises, and quitclaims and gives unto **TROY WAYNE DAVENPORT** ("Grantee"), his heirs and assigns, any and all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in **Exhibit A** hereto (the "Property"), incorporated herein by reference.

The conveyance of the Property is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, limitations, and encumbrances, if any, as may affect the Property.

<Signature page to follow.>

WITNESS my hand on this day, December 30th, 2019.

GRANTOR:

Jeffrey Scott Davenport

KAYWIN D COWLEY-CHANDLER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Scott Davenport,** 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, December 30th, 2019.

Kazuris D. Cowley-Chandler
Notary Public

My Commission Expires: Apr. 4, 2023

EXHIBIT A

LEGAL DESCRIPTION

Two Tracts or parcels of land in the 19th Council District of Davidson County, Tennessee, as follows:

Tract 1

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, Tennessee, not of record, described as follows:

Beginning at the northeast corner of Broadway and Fifth Avenue, North, formerly Summer Street, and running thence with the northerly side of Broadway eastwardly 35 feet 8 inches, more or less, to E. S. Brugh's southwest corner; thence with his westerly line northwardly 130 feet to a 10 foot alley; thence with the southerly margin of said alley westwardly 35 feet 8 inches, more or less, to the easterly side of said Fifth Avenue North, and thence with the easterly side of said Fifth Avenue North southwardly 130 feet to the beginning.

Tract 2:

Being part of Lot No. 81 on the Original Plan of the Town of Nashville, not of record, described as follows:

Beginning on the northerly margin of Broadway, formerly Broad Street, at a point 35 feet 8 inches east of the easterly margin of Fifth Avenue North, formerly Summer Street, said point being the southeast corner of the lot formerly owned by Hodges and Richards; thence with the northerly margin of Broadway, eastwardly 32 feet 10 inches; thence northwardly 130 feet to the southerly margin of an alley; thence with said alley, westwardly 32 feet 10 inches to the N.E. corner of said Hodges and Richards' lot; thence with the easterly line of said lot southwardly 130 feet to the beginning.

Being the same property conveyed to Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge by deed from Mary Jean Davenport, Johnny W. Davenport, James E. Davenport and Robbie Davenport DeGeorge through Earl J. Porter, Jr., Trustee, dated November 4, 1982, of record in Book 5963, page 388, said Register's Office.

See Affidavit of Heirship of record in Instrument No. 20200115-0005593 for grantor's source of title.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 424 BROADWAY, NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37203-3931