Karen Johnson Davidson County
Batch# 345084 DEEDQC
01/17/2020 10:24:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200117-0006326

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 JANUARY, 2020

Notary Public

COMMISSION EXPIRES: 7-17-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).:
Graple and Thomas Henson	Graple and Thomas Henson	091 10 0 316.00
(Name) 5501 Urbandale Ave.	5501 Urbandale Ave.	
(Address) Nashville, TN 37209	Nashville, TN 37209	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, William M. Buchanan, hereinafter referred to as Grantor(s), hereby quitclaim to Thomas Henson and Graple Sue Henson, husband and wife, his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Being Lot No. 44 of Section 2, Urbandale, as of Record in Book 1835, Page 82, Register's Office for said County,

Beginning on the Westerly Side of Conway Street at the corner of Lots Nos. 44 and 45; thence with the line between said Lots, Westwardly 92.4 feet to the Southwest corner of Lot No. 44; thence with the west line of said Lot, Northwardly 86 feet to the Southerly Line of Urbandale Avenue; thence with said avenue, Eastwardly 73.5 feet to the beginning of a curve; thence around said curve with a radius of 20 feet to the Westerly side of Conway Street; thence with said street Southwardly 65.7 feet to the beginning.

Being the same property conveyed to William M. Buchanan and wife, Graple Sue Buchanan by Warranty Deed from Charles M. Holmes and wife, Bessie K. Holmes dated March 28, 1969 and recorded April 1, 1969 in Book 4322, Page 395, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Thomas Henson and Graple Sue Henson, husband and wife by Quitclaim Deed from Graple Sue Henson dated February 13, 1998 and recorded March 4, 1998 in Book 10821, Page 500, in said Register's Office for Davidson County, Tennessee.

**This QuitClaim conveyance is being executedby William M. Buchanon to convey any right, title, and interest in said property. William M. Buchanon and Graple Sue Henson F/K/A Graple Sue Buchanon

having since been divorced as pursant to docket number 94151 in Davidson County, State of Tennessee Circuit Court. Previous chain of title did not convey his right, title and interest in said property.

Being Improved Property: 5501 Urbandale Ave Nashville, TN

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said William M. Buchanan has hereunto set his/her/their signature, on this, the 17th DAY of JANUARY 2020.

William M. Buchanan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William M. Buchanan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 of January, 2020.

Notary Public

My Commission Expires: 7-17-23

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

(SEAL)

True Copy Certification for Recording Purposes

I, _____, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS: