Karen Johnson Davidson County
Batch# 346075 DEEDQC
01/22/2020 08:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200122-0007647

QUITCLAIM DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

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

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21 DAY OF JAN, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES 03/15/2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 2002TEST

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael D. Bess and Kimberly D. Bess	Same	13104013200
4115 Rockdale Ave		
Nashville, TN 37204		

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

MICHAEL D. BESS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

MICHAEL D. BESS , AND WIFE, KIMBERLY D. BESS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4115 Rockdale Ave, Nashville, TN 37204

Witness My hand on this 10th day of January, 2020

Michael D. Bess

STATE OF TENNESSEE
COUNTY OF Hamilton

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

Witness my hand and official seal at SunTrust, now Truist, Nashville, Tn, Tennessee, this 10th day of January, 2020

Notary Public

My Commission Expires: 8/7/2021

BRENDAN HAWKS STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

2002TEST

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 10 and Part of Lot No. 11. Block 1 6 on the Plan of College Park, as of record in Plat book 843, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning atthe northeast corner of Lot No. 10; thence South 33 degrees West 100 feet; thence North 62 degrees 49' West 93 feet; thence North 33 degrees East 50 feet; thence North 89 degrees 13' East 1 10 feet to the point of beginning.

Being the same property conveyed to Michael D. Bess from the Michael D Bess Family Trust by Quitclaim Deed of record in Book 11574, page 250 Register's Office for Davidson County, TN

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 2/12/23