New Owner / Tax Bill sent to: James Farmer
7317 Moon Ridge Ct
Ft Worth, TX 76133

Karen Johnson Davidson County
Batch# 348392 DEEDQC
01/24/2020 02:18:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200124-0008991

Quitclaim Deed

Prepared by
RECORDING REQUESTED BY James Edward Farmer
AND WHEN RECORDED MAIL TO:
James Edward Farmer Jr , Grantee(s)
7317 Moon Ridge Ct
Fort Worth, TX 76133
Consideration: $ No Consideration
Property Transfer Tax: $ 0
Assessor's Parcel No.: 050 14 0 075.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
24 Day of JAN , 2020
Attayes , Deputy Register

PREPARED BY: James Edward Farmer Jr certifies herein that he or she has prepared this Deed.

Signature of Preparer

1/24/2020
Date of Preparation

James Edward Farmer Jr
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 1/24/2020 in the County of Davidson, State of Tennessee
by Grantor(s), James Edward Farmer,
whose post office address is 3226 Doverside Dr, Nashville, TN 37207,
to Grantee(s), James Edward Farmer Jr, Erin Farmer,
whose post office address is 7317 Moon Ridge Ct, Fort Worth, TX 76133,

WITNESSETH, that the said Grantor(s), James Edward Farmer,
for good consideration and for the sum of zero dollars
($ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

James E Farmer
Signature of Grantor

Signature of Second Grantor (if applicable)

JAMES E FARMER
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Teneia D. Ewing
Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Teneia D. Ewing
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Erin Farmer
Signature of Second Grantee (if applicable)

James Edward Farmer Jr
Print Name of Grantee

Erin Farmer
Print Name of Second Grantee (if applicable)

Teneia D. Ewing
Signature of First Witness to Grantee(s)

Teneia D. Ewing
Signature of Second Witness to Grantee(s)

Teneia D. Ewing
Print Name of First Witness to Grantee(s)

Teneia D. Ewing
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On January 24, 2020, before me, Demetriona Esaw, a notary public in and for said state, personally appeared, James F. Farmer

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

D Esaw

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID TN Drivers License

(Seal)

DEMETRIONA ESAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Subscribed and sworn to before me, this 3RD day of DECEMBER, 2001.

My Commission Expires:

CATHERINE C. BIRMINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 30, 2005

Affiant

Notary Public

QUITCLAIM DEED

N010336

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
15 CENTURY BLVD.
SUITE 101
NASHVILLE, TN 37214

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
JAMES E. FARMER AND WIFE, ETHEL M. FARMER 3226 DOVERSIDE DRIVE NASHVILLE, TN 37207 MAP & PARCEL NO.: 050-14-0/075.00	SAME

Davidson County DEEDQC
Recvd: 12/11/01 15:01 2pgs
Fees:12.00 Taxes:0.00

20011211-0136849

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES E. FARMER AND WIFE, ETHEL J. FARMER NKA ETHEL M. FARMER

HEREINAFTER CALLED GRANTOR(S), HAS/HAVE CONVEYED AND QUITCLAIMED, AND BY THESE PRESENTS DOES/DO HEREBY TRANSFER AND CONVEY UNTO

JAMES E. FARMER AND WIFE, ETHEL M. FARMER

HEREINAFTER CALLED GRANTEE(S), HIS/THEIR HEIRS AND ASSIGNS, ALL HIS/THEIR RIGHTS, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 678 on the Plan of Parkwood Estates, Section Four, as of record in Book 3300, pages 79 and 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed unto James E. Farmer and wife, Ethel J. Farmer, by Warranty Deed from Joy Jean W. Prater, dated September 28, 1984, recorded October 10, 1984, in Book 6400, Page 311, of the Register's Office for Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO CORRECT THE NAME OF GRANTEE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3226 DOVERSIDE DRIVE, NASHVILLE, TN 37207

WITNESS OUR HANDS THIS 3RD DAY OF DECEMBER, 2001.