QUITCLAIM DEED

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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 THE 24th DAY OF JANUARY 2020.

Briana Gage
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (AND RETURN TO):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David James, II	**NEW OWNER**	
(NAME)	(NAME)	
310 Queen Ave		**071-08-0-020.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **David James, II, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David James, II, and David Ben Kelly,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 114 on the Plan of J. B. Haynie's Oriental Addition to Nashville as of record in Book 161, pages 26 and 27, Register's Office for said.

Said part of Lot No. 114 fronts 50 feet on the Southerly side of Queen Street and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to David James, II by Warranty Deed of record in Instrument No. 20191002-0100658, Register's Office for Davidson, Tennessee.

This property has never been the residence of Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **310 Queen Avenue, Nashville, Tennessee 37207**.

Witness my hand this the 24th day of January, 2020.

David James, II

Karen Johnson Davidson County
Batch# 349901 **DEEDQC**
01/28/2020 01:47:21 PM 1 pg
Fees: $12.00 Taxes: $0.00
20200128-0010237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of January, 2020.

Briana Gage
Notary Public
My Commission Expires: 1/8/24
(SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024