Karen Johnson Davidson County
Batch# 350375 DEEDQC
01/29/2020 03:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200129-0010836

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Duncan Rowe Jeannie Rowe 905 Mansfield St. Nashville, TN 37206	Same	08208015400

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Duncan Rowe, married,** by these presents does hereby quitclaim and convey unto **Duncan Rowe and Jeannie Rowe, husband and wife,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly 40 feet of Lot No. 159, of Block 2, on the Plan of F. O. Beazley's McFerrin Addition to East Nashville, of record in Plat Book 57, Page 136, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 159 fronts 40 feet on the Northerly side of Mansfield Street and runs back between parallel lines with the Westerly margin of an alley, 73 feet to a dead line.

Being the same property conveyed to Duncan Rowe, married, by Warranty deed from The Twin Team, LLC, of record in Instrument No. 20170705-0067540, Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 5, 2017.

Being also known as 905 Mansfield Avenue Nashville, Tennessee 37206.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29 day of January 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 07-05-2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of January 2020.

Duncan Rowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.

Witness my hand and seal this 29 day of January 2020.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, do hereby make 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 to law.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022