Karen Johnson Davidson County
Batch# 353309 DEEDQC
02/04/2020 12:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200204-0012948

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Megan Sexton** ("Grantor"), a single woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Caleb Sexton, a single man,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 151 on the Plan of Benedict Land Company's subdivision of the Lucy H. Lindsley property, as of record in Book 332, page 40, Register's office for Davidson County, Tennessee.

Said Lot No. 151 fronts 50 feet on the westerly side of Meridian Street and runs back between parallel lines 173 ½ feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20150612-0055711** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 1 day of February, 2020.

Megan Sexton

Megan Sexton

STATE OF Tennessee
COUNTY OF Bradley

Personally appeared before me, a Notary Public in and for said state and county, **Megan Sexton**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2020.

Tonia M. Leonard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/7/2021

TONIA M. LEONARD
STATE OF TENNESSEE
NOTARY PUBLIC
BRADLEY COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 4 day of Feb., 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/23

STATE OF TENNESSEE
NOTARY PUBLIC
VENIKKIA BRANCH
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1124 Meridian St.** **Nashville, TN 37207**
TAX PARCEL NO.:	**19 082.03 0 255.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Caleb Sexton, a single man** **1124 Meridian Street** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owner at property address**

Certificate of Authenticity

I, Venikka Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021