Karen Johnson Davidson County
Batch# 357029 DEEDQC
02/12/2020 10:23:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200212-0016025

QUITCLAIM DEED

James Laster, Jr.

Name & Address of Property Owner

1317 Valley Trail

Street Address or Route Number

Whites Creek, Tennessee		**37189**	**92-6-448**
City	State	P.O. Zip	Map & Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes

Same

Street Address

City	State	P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $-0-

Barbara Gaines
Affiant

RICARDO MARCELO PULIDO
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE FOURTH DAY OF JANUARY 2020.

NOTARY PUBLIC

My Commission Expires: 05/31/2022

FOR AND IN CONSIDERATION of love and affection and no monetary consideration, **Barbara Gaines** by these presents do hereby quitclaim, transfer and convey all my right, title and interest unto **James Laster, Jr., his** successors and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to wit

Being the Westerly 20 feet of Lot No. 41 and the easterly 5 feet of Lot No. 40 in Faulconer and Ashcraft's Subdivision of Lots 18 and 19 Boyd McNairy Plan, a plan of which subdivision is of record in Book 57, page 121, Register's Office for said County, Tennessee.

Said westerly part Lot No. 41 and easterly 5 feet of Lot No. 40 together front 25 feet on the northerly of side of Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property vested in Pamela Putnam, Jeannette Laster, James Laster, Jr. Barbara Gaines, Donsala Blanchard, Antoine Nesby, Anthony Gregory, Angela Shelton and Latisha Nesby by Affidavit of Heirship of record as Instrument No. 20190211-0012833 Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to James Laster, Jr. by Quitclaim Deed from Jeannette Laster and Pamela Putnam of record as Instrument No. 20191125-0121463, Register's Office for Davidson County, Tennessee. Jeannette Laster and Pamela Putnam both transferring their undivided interest to their Brother, James Laster, Jr.

This is improved property known as 2710 Batavia Street Street Nashville, Tennessee 37208.

IN WITNESS WHEREOF I have hereunto set our hands on this 4th **day** January **20** 20**.**

Barbara Gaines

Barbara Gaines

STATE OF TENNESSEE
COUNTY OF MADISON

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

Witness my hand and official seal at Nashville, Tennessee, this FOURTH day of JANUARY 2020.

NOTARY PUBLIC

My Commission Expires: 05/31/2022

RICARDO MARCELO PELINGO
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

This Instrument Prepared With Information Provided by the Parties By:

Robert Greene, Attorney
QUORUM FINANCIAL CENTER
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