Karen Johnson Davidson County
Batch# 359584 DEEDQC
02/18/2020 12:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200218-0017915

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Bobby Ray Denson Affiant Subscribed and sworn to before me, this 14th day of February, 2020. Brooke Rector Notary Public My Commission Expires:

BROOKE RECTOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Bobby Darrell Denson 3033 Lakeshore Drive Old Hickory, Tennessee 37138	SAME	044 05 0 027.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bobby Ray Denson, Trustee**, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A

attached hereto and incorporated herein by reference to **Bobby Darrell Denson**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 14th day of February, 2020.

Bobby Ray Denson

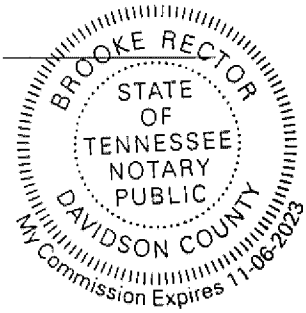
Bobby Ray Denson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 14th day of February, 2020.

My Commission Expires: _____



Brooke Rector

Notary Public

EXHIBIT A

Legal Description

044 05 0 027.00 – 312 Keeton Avenue, Old Hickory, Tennessee 37138

LAND in Davidson County, Tennessee in the 4th Civil District and being Lot No. 60 on the Plan of Scenic View Subdivision, not of record, and described according to a plan thereof made March 12, 1951, W.W. Turner Co., Engineer, as follows:

BEGINNING at a point in the southwesterly margin of Keeton Avenue, the common corner of Lots 59 and 60; thence with the line between said lots, southwesterly 165 feet to a point in the northeasterly line of Lot 76; thence southeastwardly, with the line between Lot 60 and Lots 76 and 77, 100 feet to the common corner of Lots 60 and 61; thence northeastwardly with the line between said lots, 165 feet to the southwesterly margin of Keeton Avenue; thence with the margin of said Avenue, northwestwardly 100 feet to the beginning.

Being the same property conveyed to Bobby Ray Denson, Trustee, by deed from Paul C. Bush, of record as Instrument No. 20010409-0034880, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 1943, Page 530, said Register's Office.

This is improved property known as 312 Keeton Avenue, Nashville, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

