Karen Johnson Davidson County
Batch# 360497 DEEDQC
02/19/2020 03:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018623

RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

RACHEL E. BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

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 15 DAY OF ~~February 2019~~ February 2020

NOTARY PUBLIC

My commission expires: 1/3/2023

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher L. Franklin, Trustee 130 43rd Ave N. Nashville, TN 37209	New Owner	103-08-0-128.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Frank Griffin Hurd and Allyson Moore Hurd, husband and wife,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Christopher L. Franklin, Trustee of the Frank G. Hurd Irrevocable Trust, dated July 12, 2019,** his successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan, as of record in Plat Book 843, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the Easterly side of 43rd Avenue North and runs back between parallel lines 195 feet, more or less, to a line in the rear which measures 50 feet thereon.

Together with an easement for driveway purposes over a portion Grantor's remaining property, said portion being described as follows:

Land in Davidson County, Tennessee being a part of Lot 16 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan of record in Plat Book 843, Page 51, Register's Office for Davidson County, said portion being described as commencing at a point (the "point of beginning") in the Eastern margin of 43rd Avenue North located 4 feet Southerly along the Eastern margin of 43rd Avenue North from the Southwestern corner of Lot 15, said Subdivision; thence, Northerly with the Eastern margin of 43rd Avenue North a distance of 4 feet to the Southwestern corner of Lot 15; thence, Easterly with the common boundary of the said Lots 15 and 16, a distance of 125 feet to a point; thence Southerly along a line parallel to the Eastern margin of 43rd Avenue North a distance of 12 feet to a point; thence Westerly along a straight line to the point of beginning.

Being the same property conveyed to Frank Grifin Hurd and Allyson Moore Hurd, husband and wife, by Warranty deed from Andrew Stokes, aka Andrew K. Stokes, aka Andrew Kelly Stokes, a married man, of record in Instrument No. 201911220121096, Register's Office for Davidson County, Tennessee, dated November 22, 2019 and recorded on November 22, 2019.

Being also known as 130 43rd Avenue North Nashville, TN 37209.

WITNESS OUR HAND, this 15th day of February, 2020.

Frank Griffin Hurd

Allyson Moore Hurd

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 Frank Griffin Hurd and Allyson Moore Hurd, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 15 day of FEBRUARY 2020.

Notary Public

My commission expires: 1/3/2020

RACHEL E. BURTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

