Karen Johnson Davidson County
Batch# 361575 DEEDQC
02/21/2020 02:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200221-0019712

This instrument prepared by:
Paul T. Housch, Esq.BPR#011538
Suite 310, 222 Second Avenue North
Nashville, Tennessee 32701

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) James Bryan Lewis, et al.	(NAME) SAME AS NEW OWNER	056-00-054
(STREET ADDRESS) 4467 Pecan Valley Road	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37218	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Lewis Realty, a Joint Venture consisting of James Bryan Lewis, Bradford Jason Lewis and Ginger M. Lewis** does hereby quitclaim and convey unto the said **James Bryan Lewis, Bradford Jason Lewis and Ginger M. Lewis, an undivided one-third (1/3) interest in each as Tenants in Common**, collectively, the Grantee herein, their successors, heirs and assigns, all of its right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Beginning at a nail in cap placed in the center of Pecan Valley Road, said point being the southwest corner of a 273 acre tract conveyed to James A. Lewis and Hilda M. Lewis, by deed dated January 15, 1976, recorded in Book 4988, page 828, Register's Office of Davidson County, Tennessee;

Thence, with the centerline of Pecan Valley Road, N 55 deg. 1' 40" E 50.0 feet to a spike;

Thence N 8 deg. 37' 28" W 984.0 feet to an iron pin;

Thence, S 50 deg. 22' 4" W 348.4 feet to an iron pin in Bernardo's east line;

Thence, with Bernardo's east line, S 12 deg. 13' 32" E 562.3 feet to a point, said point being the northwest corner of the Johnson property;

Thence, with Johnson's line, S 82 deg. 44' E 200 feet to an iron pin, and S 23 deg. 46' E 174.7 feet to the point of beginning;

Containing 5.13 acres, more or less, according to a survey made by William M. Keel on July 26, 1977.

Being the same property conveyed to Lewis Realty, a Joint Venture by Quitclaim Deed recorded in Instrument No. 20090804-0072910, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 20th day of February, 2020.

Affiant

My commission expires: 10-02-2022
(Affix Seal)

Notary Public

This is improved property known as 4461 Pecan Valley Road, Nashville, TN 37218

This Quitclaim Deed may be executed in one or more counterparts, each of which shall be deemed an original, all of which taken together constitute the same instrument.

MARJORIE A. HAWES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-02-2022

Witness our hands this 14 day of February, 2020.

Lewis Realty, a Joint Venture

By: _____
James Bryan Lewis, partner

By: _____
Bradford Jason Lewis, partner

By: Ginger M. Lewis
Ginger M. Lewis, partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared James Bryan Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **Lewis Realty, a Tennessee joint venture**, the within named bargainor, and that he as such partner, executed the foregoing for the purposes therein contained on behalf of **Lewis Realty, a Tennessee joint venture**, as partner.

Witness my hand and official seal, at office in Nashville this 14th day of February, 2020.

My commission expires: 8 Nov 2021 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Bradford Jason Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a partner of **Lewis Realty, a Tennessee joint venture**, the within named bargainor, and that he as such partner, executed the foregoing for the purposes therein contained on behalf of **Lewis Realty, a Tennessee joint venture**, as partner.

Witness my hand and official seal, at office in Nashville this 14th day of February, 2020.

My commission expires: 8 Nov 2021 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Ginger M. Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a partner of **Lewis Realty, a Tennessee joint venture**, the within named bargainor, and that she as such partner, executed the foregoing for the purposes therein contained on behalf of **Lewis Realty, a Tennessee joint venture**, as partner.

Witness my hand and official seal, at office in Nashville this 14th day of February, 2020.

My commission expires: 8 Nov 2021 Notary Public

TRUE COPY CERTIFICATION

I, **KAY B. HOUSCH**, 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.

Kay B. Housch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, **MARJORIE A. HAINES**, a notary public for this county and state, **KAY B. HOUSCH**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marjorie A. Haines, Notary Public
My commission expires 10/02/2022

