THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Ave., Suite 105
Nashville, TN 37203

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 25th day of February, 2020.

Notary Public
My Commission Expires: 10-2-23

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 363034 DEEDQC
02/25/2020 03:23:55 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200225-0021077

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Walter C. Knox, Jr. 1730 22nd Ave. N. Nashville, TN 37208	New Owner	081 11 0 061.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Janice C. Kelly, a married woman** ("Grantor"), do hereby quitclaim and convey unto **Walter C. Knox, Jr., a married man** ("Grantee"), his heirs, successors, and assigns, all of the Grantor's right, title and interest in and to the following described tract or parcel of land which was heretofore owned by herself, which property is located in a certain Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

BEING Lot No. 302 on the Plan of J.M., T. J. and G.W. Harding's Plan of record in Book 21, page 80 in the Register's Office of Davidson County, Tennessee, described as follows:

SAID Lot No. 302 fronts 50 feet on the easterly side of 22nd Avenue, North, and runs back between parallel lines 158 feet to an alley.

BEING the same property conveyed to Walter C. Knox, Jr., and Janice C. Kelly by Affidavit of Heirship of record as Instrument No. 20031024-0157415 in the Register's Office of Davidson County, Tennessee.

This is **improved** property located at: **1730 22nd Avenue North, Nashville, TN 37208.**

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2020.

Janice C. Kelly, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Janice C. Kelly**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23