THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 082150
PARCEL: 199.00

NEW OWNER'S ADDRESS
James Hockaday
506 Russell Street
Nashville, TN 37206

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 365606 DEEDQC
03/02/2020 10:18:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200302-0022928

QUITCLAIM DEED

FOR AND IN CONSIDERATION of and pursuant to Final Decree of Divorce, Docket No. 19D1426, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville, I, Sarah Elizabeth Hockaday, Grantor, by these presents do hereby quitclaim and convey unto James Hockaday, an unmarried man, Grantee, his successor and assigns all of my interest in the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Westerly 38.0 feet of Lot No. 17 on the Plan of Zollicoffer's Addition of Edgefield, now East Nashville, of record in Book 19, Page 162, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate and legal description thereof.

Said Westerly part of said Lot No. 17 fronts 3 8.0 feet on the Southerly side of Russell Street and runs back between parallel lines 174.0 feet to an alley.

This being the same property conveyed to James Hockaday by Warranty Deed dated 07/31/2003 from Arlin L. McRae and wife, Norma Jean McRae of record in Instrument Number 20030805-0111088, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 506 Russell Street, Nashville, TN 37206.

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

IN WITNESS WHEREOF I have hereunto set my hand on the 25th day of February, 2020.

Sarah Elizabeth Hockaday

Sarah Elizabeth Hockaday

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Sarah Elizabeth Hockaday, the within named 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, at office, this 25th day of February, 2020.

Leslie M. Manning

Notary Public
My Commission Expires: 7.8.2023

LESLIE M. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value whichever is greater, for this transfer is $0.

Sarah Elizabeth Hockaday

Affiant

Sworn and subscribed before me, this the 25th day of February, 2020.

Leslie M. Manning

Notary Public
My Commission Expires: 7.8.2023

LESLIE M. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY