2092

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____ - 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 373111 DEEDQC
03/16/2020 03:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200316-0029124

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Melissa Taylor And Ann Eubank 302 Chapel Avenue Nashville, TN 37206	Owner	083 02 0 295.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **Melissa Taylor,** (hereinafter called the "Grantor"), for the express purpose of creating a tenancy in common with my wife, **Ann Eubank,** by these presents do hereby grant, quitclaim and convey unto the said, **Ann Eubank** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, a one-half (1/2) undivided ownership interest as a tenant in common with right of survivorship with Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 62 and 63 on the Map of Bransford Realty Company's Subdivision of Part of Lot No. 6 in Brownsville, being part of what is called Beaumont Place as of record in Book 332, page 38, Register's Office for Davidson County, Tennessee. Described according to survey made by W.B. Southgate Surveyor, dated July 2, 1931; described as follows:

Beginning on the easterly margin of Chapel Avenue at the corner of Lot Nos. 62 and 63, being 54.0 feet 6 inches North of Locke Avenue; thence Easterly 91.0 feet to the corner of a frame garage 5.0 feet North of the North line of Lot No. 62; thence Easterly 73.0 feet; thence Southerly 55.0 feet to Locke Avenue; thence Easterly with same 95.0 feet to the Westerly margin of an alley; thence with same Northerly 110.0 feet; thence Westerly 259.0 feet to Chapel Avenue; thence with same Southerly 61 feet 6 inches to the beginning.

INCLUDED in the above description but EXCLUDED there is that part of said lots conveyed to Mallemee Realty Company, Inc., by Deed from Mrs. Mary Masters Patterson of record in Book 2293, Page 589, Register's Office. Said property was devised to Mrs. A. Morton Shelf by Will of Mrs. Mary Masters Patterson, deceased of record in Will Book 87, Page 14, aforesaid county.

Being the same property conveyed to Melissa Taylor, unmarried by Deed dated May 4, 2018 from Kevin Lawson and wife, Malissa Lawson, recorded May 8, 2018, in Instrument Number 201805080043980, in the Register's Office for Davidson County, Tennessee. The said Melissa Taylor is now married to Ann Eubank.

This is improved property known as 302 Chapel Avenue, Nashville, TN 37206.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set ~~my hand~~ this 16th day of March, 2020.

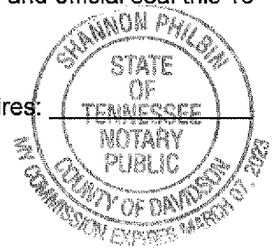
MELISSA TAYLOR, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named MELISSA TAYLOR, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 16th day of March, 2020.

Commission Expires: _____



_____
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III
_____
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



_____
Notary Signature

My Commission Expires: September 7, 2020