Karen Johnson Davidson County
Batch# 395863 DEEDQC
05/05/2020 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $329.30
20200505-0046959

QUITCLAIM DEED

THIS INSTRUMENT PREPARED (SOLELY FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES) BY:
Bennett & Pressley, P. C.
2055 N. Mt. Juliet Road, Suite 202
Mt. Juliet, Tennessee 37122
NO TAX ADVICE REQUESTED OR FURNISHED AND NO TITLE SEARCH PERFORMED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of April, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 02/10/2021 (AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
L. Jason Tucker 3619 Earhart Road Mt. Juliet, Tennessee 37122	L. Jason Tucker 300 Donelson Pike Nashville, Tennessee 37214	110 00 0 113.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JONATHAN T. LEMMONS and wife, TERESA M. LEMMONS** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **L. JASON TUCKER** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of our right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land lying in the 4th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Tract 1- Beginning at a point in the east margin of Earhart Road, at the southwest corner of a tract conveyed to Alvin Love and wife, by deed from Joseph Elliott Martin and wife, in Book 3619, page 139; thence with the margin of said Earhart Road, southerly 99 feet to a corner fence post, being 1.8 feet north of an iron pin at the corner of the George Mabry tract; thence along said fence line easterly 178 feet more or less to a point; thence north 4° 99' west 77.7 feet more or less to an iron pin; thence south 86° 00' west 180 feet to the point of beginning.

Tract 2- Beginning at the northeasterly corner of property conveyed to Robert Sanders et ux, as of record in Book 4206, page 867, said Register's Office; thence north 87° 52' east a distance of 122.41 feet to an iron pin in the westerly line of property owned by R.M. Tallman, Jr.; thence 52° 40' east with Tallman's west line a distance of 63.92 feet to an iron pin in the northerly line of property owned by George Mabry as of record in Book 3834, page 83, said Register's Office; thence south 81° 28' west a distance of 123.78 feet with Mabry's north line to the southeast corner of Sander's line as of record in Book 42.06, page 867, said Register's Office; thence beginning and containing 0.20 acres, more or less.

Being the same property conveyed to Grantor herein by Warranty Deed from Kenneth E. Magness and wife, Angela M. Magness, as will create a tenancy by the entirety, of record in Instrument No. 20191011-0104569, Register's Office for Davidson County, Tennessee.

This is improved property known as 3619 Earhart Road, Mt. Juliet, Tennessee 37122.

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 (of acreage or square footage) 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, we have hereunto set our hands this 29 day of April, 2020.

GRANTOR:

JONATHAN T. LEMMONS

TERESA M. LEMMONS

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN T. LEMMONS and wife, TERESA M. LEMMONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 29 day of April, 2020.

Commission Expires: 02/10/2021

NOTARY PUBLIC

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

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.

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)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 9-7-2020

Notary Signature

My Commission Expires: September 7, 2020