Karen Johnson Davidson County
Batch# 396868 DEEDQC
05/07/2020 10:13:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200507-0047587

QUITCLAIM DEED

Address of New Owner:
Joshua Pickerel
2708 Dracut Lane
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map & Parcel:
082-07-0
256.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

Prepared from information furnished by the parties

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$_____-0-

affiant

Subscribed and sworn to before me, this the 1st day of May, 2020

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
Commission Expires: 2/20/23

We, James Childress and wife, Christine Childress do hereby quitclaim to Joshua Pickerel, unmarried person, his Heirs and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land being located in Davidson County, Tennessee, being Lot No. 123 on the plan of Bryan's Addition to Edgefield, now East Nashville, not of record, described as follows:

Beginning at a point on the southerly margin of Berry Street, 250 feet west of the Westerly margin of Meridian Street; thence with the southerly margin of said Berry Street, westwardly 50 feet to a point thence southwardly and parallel with Meridian Street, 165 feet to a point on the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 50 feet to a point; thence northwardly and parallel with Meridian Street, 165 feet to beginning.

Being the same property conveyed to James Childress and wife, Christine Childress, by deed being recorded at Instrument No. 20180814-0080163, said Register's Office.

This is improved property known as: 224 Berry Street, Nashville, TN 37207

Witness my hand this the 1st day of May, 2020.

James Childress

Christine Childress

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Childress and Christine Childress, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official this 1st day of May, 2020.

Notary Public

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Commission expires: 2/20/23

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Gary B. Fisher a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gary B Fisher
Notary's Signature

GARY B. FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12-18-2022
Notary' Seal (if on paper)