Karen Johnson Davidson County
Batch# 397074 DEEDQC
05/07/2020 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200507-0047871

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
James Kimbrough Sr. 1001 10th Ave. N. Nashville, TN 37208	New Owner	05010022100

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Dominique Nance, unmarried, and Wanda McLay, unmarried** by these presents does hereby quitclaim and convey unto **James Kimbrough Sr., unmarried,** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 152-B ON THE PLAN OF ZONE LOT DIVISION REVISION TO SECTION FOUR. CHESAPEAKE HOMES OF RECORD IN BOOK 6250, PAGE 933, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 152-B FRONTS 47.93 FEET ON THE SOUTHEASTERLY MARGIN OF WOODSTOCK DRIVE AND EXTENDS BACK 108.96 FEET ON THE NORTHERLY LINE AND 116.74 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 58.59 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOMINIQUE NANCE, UNMARRIED AND WANDA MCLAY, UNMARRIED WITH RIGHTS OF SURVIVORSHIP BY CASH DEED FROM SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., OF RECORD AS INTRUMENT NO. 20110418-0029721, DATED APRIL 12, 2011 AND RECORDED APRIL 18, 2011 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE

Being also known as 3223 Woodstock Drive, Nashville, Tennessee 37207.

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 4 day of May 2020.

Affiant

My commission expires:
(Affix Seal)

Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of May, 2020.

Dominique Nance

Wanda McLay

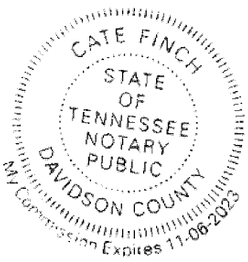
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Dominique Nance**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 4 day of May 2020.

Notary Public

My Commission Expires:



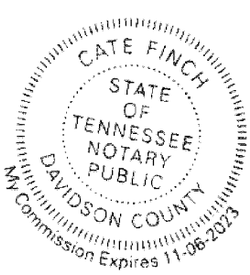
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Wanda McLay**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 4 day of May 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022