Karen Johnson Davidson County
Batch# 402624 DEEDQC
05/19/2020 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200519-0051874

QUITCLAIM DEED

Address of New Owner:
James T. McLean, Sr.
P.O. Box 100453
Nashville, TN 37224

Send Tax Bills To:
OWNER

Map & Parcel:
061-03-0 086.00

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 Davidson

The actual consideration for this transaction is
$ -0-
affiant
Subscribed and sworn to before me, this the 14th day of May, 2020

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
Commission Expires: 2/20/23

I, James T. McLean, do hereby quitclaim to James T. McLean, Sr. , his heirs and assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Property located in the Eighth Councilmanic District in Nashville, Davidson County, Tennessee, being Part of Lot 8 on the Map of Bradford Heights Subdivision of record in Plat Book 1835, Page 84, Register's Office for Davidson County, Tennessee and being Parcel 86.00 on Davidson County Property Map 61-03, being more particularly described as follows:

Beginning at an Iron Pipe (Old) on the southerly right-of-way of Joyce Lane (50' Right-of-Way), being the northwest corner of the property conveyed to G-Team Real Estate Holdings of record in Instrument No. 20191108-0115390, Register's Office for Davidson County, Tennessee.

Thence, leaving said Joyce Lane and following the westerly boundary of said G-Team Real Estate Holdings property, South 06 Degrees 51 Minutes 07 Seconds West, 160.13 Feet to an Iron Rod (New) on the northerly boundary of the property conveyed to Jennette R. Frohman of record in Instrument No. 20150731-0075692, Register's Office for Davidson County, Tennessee and being the southwest corner of said G-Team Real Estate Holdings property;

Thence, following the northerly boundary of said Frohman property, North 82 Degrees 52 Minutes 44 Seconds West, 26.76 Feet to an Iron Pipe (Old);

Thence, North 84 Degrees 54 Minutes 38 Seconds West, 3.26 Feet to an Iron Rod (New);

Thence, leaving said Frohman property, North 06 Degrees 51 Minutes 33 Seconds East, 160.19 Feet to an Iron Rod (New) on the southerly right-of-way of Joyce Lane;

Thence, following the southerly right-of-way of Joyce Lane, South 82 Degrees 59 Minutes 03 Seconds East, 30.00 to the Point of Beginning.

Containing 4,805 square feet or 0.11 acres.

Being part of the same property conveyed to James T. McLean of record in Instrument No. 20200115-0005537, Register's Office for Davidson County, Tennessee.

This is unimproved/improved property known as: 1006 B Joyce Lane, Nashville TN 37216

Witness my hand this the 14th day of May, 2020.

James T. McLean

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official this 14th day of May, 2020.

Notary Public

Commission expires: 2/20/23

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

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)