Karen Johnson Davidson County
Batch# 407700 DEEDQC
05/29/2020 11:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200529-0055543

THIS INSTRUMENT PREPARED BY:

X-0412
Box 14

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Caesar and Joyce Harris 1401 Tremont Avenue Nashville, TN 37212	New Owner	10501019800

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caesar Harris, III, a married man;** hereinafter called the Grantor, by these presents does transfer and quitclaim unto Caesar Harris, III and Joyce Harris, husband and wife, as to a 99% undivided interest, (the "Entireties Interest"), and Caesar W. Harris, IV, as to a 1% undivided interest, (the "Individual Interest"), with the Entireties Interest, and the Individual Interest, as they relate to each other, being held and joint tenants with the rights of survivorship, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot #64 on the plan of the Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said County. Said Lot #64 fronts 49 feet on the southerly side of Tremont Avenue, formerly Hancock Street or Alabama Avenue, and runs back between parallel lines 168 feet to an alley.
>
> Being the same property conveyed to Caesar Harris, III, by Chancery Court Decree dated November 5, 1970, of record in Book 4509, Page 539, said Register's Office.
>
> This improved real property known as **1401 Tremont Avenue, Nashville, Tennessee 37212**.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE LEGAL DESCRIPTION ABOVE IS THE SAME AS THE DESCRIPTION CONTAINED IN THE PRIOR DEED REFERENCED HEREIN. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 22 day of May, 2020.

Caesar Harris III

Caesar Harris, III

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Caesar Harris, III,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 22 day of May, 2020.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 11/8/21

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 22 day of May, 2020.

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My commission expires: 11/8/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023