Karen Johnson Davidson County
Batch# 428614 DEEDQC
06/30/2020 01:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200630-0070816

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Frank Henry Toub and Alexandria Nicole Murphy 4606 Nebraska Avenue Nashville, TN 37209	New Owner	103-04-0-157.00

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, **Frank Henry Toub, an unmarried man,** by these presents do hereby quitclaim and convey unto **Frank Henry Toub, an unmarried man and Alexandria Nicole Murphy, an unmarried woman, as tenants in common with right of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the Easterly 35 feet of Lot No. 11 and the Westerly 25 feet to Lot No. 10 of Block No. 11 on the Map of a part of Sylvan Park of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee.

Said Easterly 35 feet of Lot No. 11 and Westerly 25 feet to Lot No. 10 front together 60 feet on the Northerly side of Nebraska Avenue, formerly 8th Avenue, and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to Lance Cearley by Warranty deed from Dan Bercu and wife, Collette E. Wise Bercu of record in Instrument No. 20061011-0126508, Register's Office for Davidson County, Tennessee, dated 09/01/2006 and recorded on 10/11/2006.

Being the same property conveyed to Jeffrey Frank Henry Toub, an unmarried man by Warranty deed from Lance Cearley, a single person of record in Instrument No. 20200420-0040896, Register's Office for Davidson County, Tennessee, dated April 15, 2020 and recorded on April 20, 2020. ***Scrivener's Affidavit of record in Instrument No. 20200617-0062495 correcting the Grantee's name on said warranty deed to Frank Henry Toub.***

Being also known as 4606 Nebraska Avenue Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 29TH day of June, 2020.

Affiant

Notary Public

My commission expires:

ANNE MARIE CHANDLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires September 1, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 15th day of April, 2020.

Frank Henry Toub

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 **Frank Henry Toub**, 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 15th day of April, 2020.

Notary Public

My Commission Expires: 5-2-22



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