Karen Johnson Davidson County
Batch# 440144 DEEDQC
07/17/2020 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200717-0078972

This instrument prepared by & send tax bills to:
DAVID P JAMES and FRANCES H JAMES
201 Newton Nook
Brentwood, TN 37027

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **DAVID P. JAMES AND WIFE, FRANCES JAMES ALSO KNOWN AS FRANCIS H. JAMES**, of 201 Newton Nook, Brentwood, TN 37027, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **DAVID P. JAMES AND WIFE, FRANCES JAMES,** of 201 Newton Nook , Brentwood, TN 37027, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF BRENTWOOD, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 119 ON THE PLAN OF WILLIAMS GROVE, SECTION 1, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 580, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING A PORTION OF THE PROPERTY CONVEYED TO PULTE HOMES TENNESSEE LIMITED PARTNERSHIP BY DEED OF RECORD IN BOOK 11356, PAGE 456 AND AFFIDAVIT RECORDED IN BOOK 11356, PAGE 464, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #172 13 0A 050.00

THIS BEING THE SAME PROPERTY CONVEYED TO DAVID P. JAMES AND WIFE, FRANCIS H. JAMES FROM PULTE HOME TENNESSEE LIMITED LIABILITY PARTNERSHIP IN A DEED DATED AUGUST 2, 1999 AND RECORDED AUGUST 6, 1999, IN BOOK 11610 PAGE 375.

Property Commonly Known As: 201 Newton Nook, Brentwood, TN 37027

(THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

IN TESTIMONY WHEREOF I/We have executed this instrument of the 1 day of July, 2020

David P James

DAVID P JAMES

~~Frances H James a/k/a Francis H James~~

FRANCES JAMES A/K/A FRANCIS H JAMES

Frances James A/K/A Francis H. James

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, David P. James, Frances James AKA Francis H James whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee on this date of July 1, 2020.

Steven W Nordstrom

Notary Public

My Commission Expires: 10/17/2021

STEVEN W NORDSTROM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

David P James

Affiant

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

Steven W. Nordstrom

Notary Public

My Comm. Expires: 10/17/2021

STEVEN W NORDSTROM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, Karla Haizlip, 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 Rhode Island

County of Newport

Personally appeared before me, Melanie Bonacasa, a notary public for this county and state, Karla Haizlip 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: 8/27/2023

Notary' Seal (if on paper)

MELANIE BONACASA
NOTARY
PUBLIC
STATE OF RHODE ISLAND