Karen Johnson Davidson County
Batch# 442543 DEEDQC
07/23/2020 08:14:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200723-0080808

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY
The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930
This deed was prepared without the benefit of a title examination and therefore the preparer makes no certification as to the validity of the title therein.

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John and Lisa Eubank **5664 Oakes Drive** **Brentwood, TN 37027**	**SAME**	**MAP/PARCEL** **171 02 0 011-00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

John Eubank

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

John Eubank and wife, Lisa Blount Eubank

HEREINAFTER called the GRANTEES, a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 7 on the plan of Resubdivision of Lots 1and 3-7, Section4, Highlands of Brentwood, of record in Plat Book 5800Page 232, Register's Office for Davidson County, Tennessee, as follows, to wit:

Said Lot No. 7 frons 107.00 feet on the easterly margin of Oakes Drive and extends back 217.12 feet on the northerly line and 240.82 feet on the southerly line to a deadline in the rear, measuring 97.79 feet thereon.

Being the same property conveyed to Page C. Anderson and John Eubank as joint tenants with a right of survivorship, by quitclaim deed from Page C. Anderson, of record in Instrument No. 20130321-0028101, Register's Office for Davidson County, Tennessee. Said deed having been corrected by Scrivener's Affidavit of record in Instrument No. 20180430-0040115, Register's Office for Davidson County, Tennessee.

Page C. Anderson having passed away on April 18, 2018.

Subject to all applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 5664 Oakes Drive, Brentwood, Tennessee, 37027.

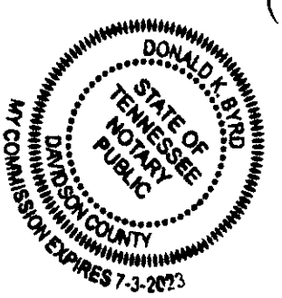
WITNESS MY HAND this the 14th day of July 2020.

John Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **John Eubank,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 14th day of July, 2020.



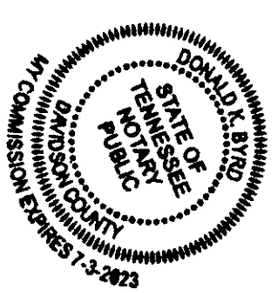
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 20th day of July, 2020.



NOTARY PUBLIC
My Commission Expires: 7-3-23