REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 443452 DEEDQC
07/24/2020 09:25:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200724-0081493

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 20th DAY OF July, 2020.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 7.5.2021

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Ernest B Cecil, Etal
4 D Matthews Ct
Nash. TN 37207

NEW OWNER:
owners at
property
address

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

QUIT CLAIM DEED

This indenture is made and entered into this 20 day of July, 2020 between JOHN JASON CECIL (hereinafter referred to as "GRANTOR") and ERNEST B. CECIL, RUBY J. JOYNER, SHERMAN R. CECIL (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 46 on the Revised Plan of Trinity Hills Village, Section One, First Addition, as of record in Book 4175, Page 92, Register's Office for said County.

Said Lot 46 fronts 55.0 feet on the Southerly margin of Matthews Court and extends back 124.0 feet on the Easterly line and 115.7 feet on the Westerly line to a dead line in the rear measuring 74.1 feet thereon.

INCLUDED with this conveyance is all right, title and interests in and to that certain Easement for Encroachment & Permissive Use Agreement from Nancy Ryans as the owner of Lot 45 executed and recorded concurrently herewith.

Being the same property conveyed to Ernest Cecil, Jr., and wife Ruby Cecil by Corporate Warranty Deed from Trinity Hills Village, Inc., a Tennessee Corporation, recorded on the 18th day of March, 1971 in Deed Book 4487, Page 16, in the Register's Office of Davidson County, Tennessee. *Earnest Cecil, Jr. predeceased Ruby Cecil leaving her the sole owner by survivorship. Ruby Cecil died intestate on November 9, 2017 leaving the following heirs at law: Ernest B. Cecil, Ruby J. Joyner, Sherman R. Cecil, Larentina Campbell Gray and John Jason Cecil.*

TAX PARCEL # 071-010-104.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 410 Matthews Court, Nashville, TN 37207.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

7/20/20

JOHN JASON CECIL

STATE OF TENNESSEE Virginia)
)
COUNTY OF Chesterfield)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared JOHN JASON CECIL, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 20 day of July, 2020.

SEAL

JUSTIN CHRISTOPHER BABB NOTARY PUBLIC MY COMMISSION NUMBER 7605646 COMMONWEALTH OF VIRGINIA

NOTARY PUBLIC
COMMISSION EXPIRES: 12/31/27

My Commission Expires December 31, 2023

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21