This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 458241 DEEDQC
08/17/2020 10:43:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200817-0091850

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Angela J. Hall** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jowan G. James and Angela J. Hall,** (Grantees), as tenants in common with full rights of survivorship, all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No 105 on the Plan of Enchanted Hills Section II as of record in Book 3700, Page 27 in the Register's Office of Davidson County, TN.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Thelma J James and Angela J Hall herein by Quit Claim Deed of record at Instrument Number 20190509-0043773 in said Register's Office. Thelma J. James has since passed, leaving Angela J Hall as the remaining tenant.

IN TESTIMONY WHEREOF I/we have executed this instrument the 14 day of **August, 2020.**

Angela J. Hall

Angela J. Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Angela J. Hall**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14 day of **August, 2020.**

Cari Allen

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

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

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN before me this the 14 day of **August, 2020.**

Cari Allen

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

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

PROPERTY ADDRESS:	**4145 W Hamilton Rd, Nashville, TN 37218**
TAX PARCEL NO.:	**069 03 0** 108.00
PROPERTY OWNER:	**Jowan G. James and Angela J. Hall**
OWNER'S ADDRESS:	**4145 W Hamilton Rd, Nashville, TN 37218**
MAIL TAX BILLS TO:	**owners at property address**

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