Karen Johnson Davidson County
Batch# 481432 DEEDQC
09/23/2020 11:28:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200923-0109213

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

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, **James H. Searcy** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **James H. Searcy, a single man, and Janis E. Hinton, a married woman, and Cynthia D. Rogan, a married woman,*** (Grantee), all of their rights, title, and interests in the following described real property, to wit: * with rights of survivorship

Lot No. 28 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 59 feet on the southerly margin of Aspen Drive and extends back between lines 193.3 feet on the easterly line and 153.4 feet on the westerly line to a dead line in the rear, measuring 62 feet thereon.

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 Grantor herein by Warranty Deed of record at **Book 2960, Page 49** in said Register's Office. The said Agnes Hamilton Searcy having since died on August 8, 2013 leaving James H. Searcy as the remaining tenant by the entirety.

IN TESTIMONY WHEREOF I have executed this instrument the 22nd day of **September, 2020.**

James H. Searcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **James H. Searcy**, 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 22nd day of **September, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 22 day of **September, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**2713 Aspen Drive** **Nashville, TN 37208**
TAX PARCEL NO.:	**08106009300**
PROPERTY OWNER:	**James H. Searcy, and Janis E. Hinton, and Cynthia D. Rogan**
OWNER'S ADDRESS:	**2713 Aspen Drive** **Nashville, TN 37208**
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