(1)

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 483940 DEEDQC
09/28/2020 09:21:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200928-0110923

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 23rd day of September, 2020.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:
Geoffrey Donkin
2315 Eastland Ave
Nashville, TN 37206

Send Tax Bills To:
First Bank
318 Seaboard Lane, #205
Franklin, TN 37067

MAP/PARCEL:
108-08-0-199.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Geoffrey Donkin,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of his undivided rights, title and interest to the hereinafter described property to **Geoffrey Donkin and Julie Moe-Donkin, husband and wife,** (hereinafter referred to as "**GRANTEES**") their Heirs and Assigns, in and to the following described tract of land:

Description Reference: The description is the same as that used in the prior deed.

Being the northerly part of Lot No. 25, Zone Lot Division, Lots 22-28 and Lots 68-74 on the Plan of East Lake Subdivision of record in Book 5200, page 342, amended in Book 5800, page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Geoffrey Donkin, unmarried, by Warranty Deed from William Sugg, unmarried and Qintian Wang, unmarried, as tenants in common, dated July 25, 2015, of record in Instrument No. 20150729-0074349, Register's Office for Davidson County, Tennessee.

This property is known as **3144 East Lake Drive, Nashville, Tennessee 37214.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 23rd day of September, 2020.

_____
Geoffrey Donkin

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, appeared **Geoffrey Donkin,** the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he executed the within Quitclaim Deed for purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 23rd day of September, 2020.

Polly E Lavit
Notary Public

My Commission Expires:

