Karen Johnson Davidson County
Batch# 488476 DEEDQC
10/02/2020 11:53:23 AM 4 pgs
Fees: $23.00 Taxes: $59.20
20201002-0114209

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Joseph E. Harrison Jr., not married, of 307 Dinwiddie Dr, Madison, TN 37115, USA, (the "Grantor"), for and in consideration of $16,000.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Mickenna Hale, not married, of P.O. Box 1566 Madison, TN 37116 (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF STANLEY HEIGHTS, AS OF RECORD IN BOOK 3300, PAGE 74, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 2 FRONTS 63 FEET ON THE SOUTHERLY MARGIN OF AURORA A VENUE AND RUNS BACK 119.5 FEET ON THE EASTERLY LINE AND 114.8 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 56.2 FEET THEREON.

Being the same property conveyed to Jerry Howard and Robbie Howard by virtue of that certain Warranty Deed dated June 13, 2014, and being of record at Instrument No. 20140617-0052592 in the Register's Office of Davidson County, Tennessee. Jerry Howard died October 21, 2015 leaving Robbie Howard as the remaining tenant by the entirety.

Being the same property conveyed to Joseph E. Harrison Jr. by virtue of that certain Warranty Deed Dated January 2, 2020, and being of record at Instrument No. 20200106-0001203 in the Register's Office of Davidson County, Tennessee on January 6, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This improved property known as 303 Aurora Avenue, Madison, Tennessee 37115.

The aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 22nd day of September, 2020.

Signed in the presence of:

_____
Signature

_____
Name

Joseph E. Harrison Jr.

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Theresa C. Richardson, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Joseph E. Harrison Jr., known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 22nd day of September, 2020.

Theresa C. Richardson
Notary Public, the State of Tennessee

County of Davidson

My commission expires: 07-09-2024

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Register's Fee $ 12.00

Mail Tax Notice to: Mickenna Hale, P.O. Box 1566 Madison, TN 37116

Parcel Number: 034 14 0 025.00

Prepared by Hope Hale
2128 Freeman Ln
Madison Tn 37115

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 16,000.

Affiant

Subscribed and sworn before me, this 22nd day of September, 2020

Notary

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY