Karen Johnson Davidson County
Batch# 501398 DEEDQC
10/26/2020 09:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201026-0123549

RECORD AND RETURN TO:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF OCTOBER, 2020.

NOTARY PUBLIC

My commission expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
Leslie A. Garside, Esq., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Sears 72a Maury St. Nashville, TN 37210	Same as New Owner	082-08-0-057.00

THIS INSTRUMENT IS BEING RECORDED FOR THE EXPRESS PURPOSE OF CREATING TWO SEPARATE TAX PARCELS.

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Molly Sears, unmarried,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Molly Sears, unmarried,** her heirs and assigns, all her right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

SEE ATTACHED "EXHIBIT A"

SearsQCD/lg

WITNESS OUR HAND, this 22 day of October, 2020.

Molly Sears

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Molly Sears, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22 day of October, 2020.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 1/3/23

SearsQCD/lg

EXHIBIT A

PARCEL I:

Land in Davidson County, Tennessee, being Lots No. 61 on the Plan of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 35 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to Molly Sears, unmarried, by Warranty Deed from Thomas H. Smith, III, married, dated August 31, 2020, recorded 9/2/2020 and appearing of record at Instrument No. 20200902-0100043, Register's Office for Davidson County, Tennessee.

PARCEL II:

Land in Davidson County, Tennessee, being Lots No. 62 on the Plan of Bransford Realty Company's Subdivision of The McWhirter Tract and of The Love-McFerrin Tract of record in Plat Book 421, Page 52, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 35 feet on the Easterly side of Neill Avenue, and runs back between parallel lines, 150 feet to an alley.

Being part of the same property conveyed to Molly Sears, unmarried, by Warranty Deed from Thomas H. Smith, III, married, dated August 31, 2020, recorded 9/2/2020 and appearing of record at Instrument No. 20200902-0100043, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

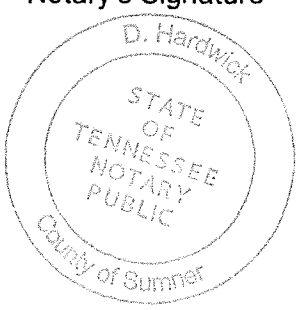
Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)



Return to:
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206