Karen Johnson Davidson County
Batch# 502491 DEEDQC
10/28/2020 11:55:31 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201028-0124974

This Instrument Prepared By:
Stuart I. Cassell
Attorney at Law
707 Market Street
Knoxville, Tennessee 37902

PROPERTY TAX ID#:
MAP-PARCEL# 105-9-249

QUIT CLAIM DEED

THIS INDENTURE, made this 4 day of September, 2020, between

DAVIS C. TRACY AND MARTY WILLIAMS, HUSBAND AND WIFE,
OF CUMBERLAND COUNTY, PENNSYLVANIA, First Parties,

And

JESSICA L. CARDINALE, A SINGLE PERSON,
OF DAVIDSON COUNTY, TENNESSEE, Second Party,

FIRST PARTY, MARTY WILLIAMS joins in this transaction to convey her interest, if any, obtained by virtue of the marital relationship.

WITNESSETH:

That the said First Parties, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to us in hand paid by the Second Party, the receipt of which is hereby acknowledged,

Do hereby grant, bargain, sell, convey, confirm, and quit claim all of their right, title, and interest unto said Second Party, in the following described premises, to-wit:

Land in Davidson County, Tennessee, being the east part of Lot No. 1 on the W. S. Criddle Subdivision, as of record in Book 57, page 84, Register's Office for said County, per survey of Barge, Waggoner and Sumner, dated June 2, 1969, described as follows:

Beginning on the north margin of Bate Avenue at the common corner of Lots Nos. 1 and 2; thence with said Avenue, North 85° 02' West 26.3 feet; thence northerly around a curve to the left 38.22 feet to a point in the proposed right of way of 12th Avenue South; thence continuing with the east margin of said right of way, North 2° 34' East 5.4 feet; continuing with said right of way

northerly along a curve radius of 940 feet a distance of 93.24 feet to a point; thence around a curve, northeasterly 34.23 feet to the south margin of an alley; thence with the alley, South 85° 02' East 40.3 feet to the corner of Lots 1 and 2; thence along the common line of said lots, South 4° 58' West 145 feet to the beginning.

BEING the same real property conveyed to Jessica L. Cardinale and Davis C. Tracy by Warranty Deed dated January 25, 2008, from Ellen C. Rosser of record in the Davidson County Register of Deeds Office by document and instrument number 20080130-0009693.

BEING ALSO the same real property conveyed to Ellen C. Rosser by Will of Thomas Wilburn Northcross of record in the Davidson County Register of Deeds Office by document and instrument number WB-200708210100056.

This conveyance is subject to the following:

Davidson County property taxes for 2020, a lien but not yet due and payable; and

All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1112 Bate Avenue, Nashville, Tennessee 37204.

The preparer of this deed makes no representations regarding the status of the title, the authority of the individual(s) executing this deed, the accuracy of the description since an up to date survey was not furnished and the description was copied from previous deed, the proposed use of the real estate, the applicability of any zoning regulations concerning the real estate, nor any other matter, except the validity of the form of this Quit Claim Deed.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, BUILDING SETBACK LINES AND ALL CONDITIONS AS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR KNOX COUNTY, TENNESSEE.

PARTIES OF THE FIRST PART further acknowledge to have bargained, sold, remised, released, and QUIT CLAIMED, and do bargain, sell, remise, release, and QUIT CLAIM, unto the Party of the Second Part all estate, right, title, and interest of the Parties of the First Part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein. To have and to hold the said premises to the said Party of the Second Part, their heirs and assigns forever.

Whenever in this instrument a pronoun is used it shall be construed to be representative of either singular or plural, as the case may demand.

This instrument prepared by:
Stuart I. Cassell, Attorney at Law
707 Market Street, Knoxville, Tennessee 37902

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

By_____
DAVIS C. TRACY

By_____
MARTY WILLIAMS

This instrument prepared by:
Stuart I. Cassell, Attorney at Law
707 Market Street, Knoxville, Tennessee 37902

STATE OF PENNSYLVANIA)
COUNTY OF Cumberland)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared DAVIS C. TRACY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 04 day of September, 2020.

Lauren KF Metcalf
Notary Public

My Commission Expires:

_____

STATE OF PENNSYLVANIA)
COUNTY OF Cumberland)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared MARTY WILLIAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 04 day of September, 2020.

Lauren KF Metcalf
Notary Public

My Commission Expires:

_____

Commonwealth of Pennsylvania - Notary Seal
Lauren KF Metcalf, Notary Public
Cumberland County
My commission expires February 10, 2024
Commission number 1365978

This instrument prepared by:
Stuart I. Cassell, Attorney at Law
707 Market Street, Knoxville, Tennessee 37902

STATE OF PENNSYLVANIA)
COUNTY OF Cumberland)

I, JESSICA L. CARDINALE, hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $-10.00-.

Sworn to and subscribed before me, this 04 day of September, 2020.

Affiant, JESSICA L. CARDINALE

Lauren KF Metcalf
Notary Public
My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
Lauren KF Metcalf, Notary Public
Cumberland County
My commission expires February 10, 2024
Commission number 1365978

THE NAME AND ADDRESS OF PROPERTY OWNER:
Jessica L. Cardinale
1815 Fatherland Street
Nashville, TN 37206
SEND TAX BILLS TO:
SAME AS ABOVE
PROPERTY ADDRESS:
1112 Bate Avenue
Nashville, TN 37204
PROPERTY TAX ID#:
MAP-PARCEL# 105-9-249

This instrument prepared by:
Stuart I. Cassell, Attorney at Law
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