Karen Johnson Davidson County
Batch# 502799 DEEDWARR
10/28/2020 03:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201028-0125328

THIS INSTRUMENT PREPARED BY:
Ark Title Group, LLC
1612 Westgate Circle, STE 115
Brentwood, TN 37027
TN-20-09577

	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Oct 2020 NOTARY PUBLIC MY COMMISSION EXPIRES: April 10, 2022 (AFFIX SEAL)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan T. Luckett and Rebecca Sherill Luckett	Jordan T. Luckett and Rebecca Sherill Luckett	105-07-0-342.00
(NAME) 535 Moore Avenue	(NAME) 535 Moore Avenue	
(STREET ADDRESS) Nashville, TN 37203	(STREET ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For and in consideration of the sum of One and No/100 Dollars ($1.00), the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jordan T. Luckett and Rebecca A. Sherrill n/k/a Rebecca Sherill Luckett, husband and wife**, by these presents, does hereby quitclaim and convey unto **Jordan T. Luckett and Rebecca Sherrill Luckett, husband and wife**, all of her/his right, title and interest in and to the following tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lying and being In the 17th Council District of Nashville, Davidson County, Tennessee on the Southerly, margin of Moore Avenue, West of Rains Avenue and being more particularly described as follows:

Beginning at an iron rod (old) in the margin of Moore Avenue (50' Public Right or Way), a corner with Andrew L. Patton, now or formerly, (Instrument No. 20170804-0079901); thence with the line of Patton, South 08 degrees 37 minutes 19 seconds West 150.48 feet to a mag nail & washer in the margin of a 15' alley; thence with the margin of the alley North 82 degrees 33 minutes 25 seconds West 50.00 feet to an iron rod (new), a corner with Jeffrey L. Hammond, now or formerly, (Instrument No. 20031112-0165044); thence with the line of Homeland, North 08 degrees 40 minutes 16 seconds East 150.49 feet to an iron rod (new) in the margin of Moore Avenue; thence with the margin of Moore Avenue, South 82 degrees 33 minutes 19 seconds East 49.87 feet to the point and place of beginning, according to survey by John Alan Hood, TN RLS No. 1838, dated October 12, 2017.

Being the same property conveyed to Jordan T. Luckett and Rebecca A. Sherrill, a single person by Warranty deed from Brian C. Hiatt and Emily A. Hiatt, husband and wife of record in Instrument No. 20171030-0110837 Register's Office for Davidson County, Tennessee, dated October 26, 2017 and recorded on October 30, 2017

This property is improved property known as: 535 Moore Avenue, Nashville, TN 37203

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

WITNESS MY HAND this 14 day of October, 2020.

Jordan T. Luckett

Rebecca A. Sherrill n/k/a Rebecca Sherrill Luckett

Rebecca A. Sherrill n/k/a Rebecca Sherill Luckett

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Jordan T. Luckett and Rebecca A. Sherrill n/k/a Rebecca Sherrill Luckett, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of Oct 2020.

Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

My commission expires: _____

True Copy Certification

I, Danielle Chandler, 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.

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan G Sprill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My commission Expires: 08/30/2021

Notary Seal (if on paper)

MEAGHAN G. SPRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER