Karen Johnson Davidson County
Batch# 518062 DEEDQC
11/18/2020 08:33:53 AM 3 pgs
Fees: $18.00 Taxes: $3.70
20201118-0135570

QUITCLAIM DEED

James Laster, Jr.

Name & Address of Property Owner

1317 Valley Trail

Street Address or Route Number

Whites Creek, Tennessee	**37189**	**92-6-448**
City State	P.O. Zip	Map & Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes

Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$1,000.00**

James L Laster Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 2nd DAY OF November 20 20

Robert Greene
NOTARY PUBLIC

My Commission Expires: 11/8/21

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

FOR AND IN CONSIDERATION of the sum of Ten and 0/100 Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Antowan Nesby,** by these presents hereby quitclaims, transfers and conveys all my right, title and interest to **James Laster, Jr.** his successors and assigns, the following described tract or parcel of land located in Davidson, County, Tennessee, to wit:

LEGAL DESCRIPTION ATTACHED HERETO MARKED "EXHIBIT A" INCORPORATED HEREIN BY REFRENCE AND MADE A PART HEREOF.

This is improved property known as 2710 Batavia Street Street Nashville, Tennessee 37208.

IN WITNESS WHEREOF I have hereunto set our hands on this 2nd **day** November **20** 20.

Antowan Nesby
Antowan Nesby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Antowan Nesby** the bargainor 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 official seal at Nashville, Tennessee, this 2nd day of November 2020.

Robert Greene
NOTARY PUBLIC

My Commission Expires: 4/8/21

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

This Instrument Prepared With Information Provided by the Parties By:

Robert Greene, Attorney
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712
chilig53@comcast.net

EXHIBIT "A"

Being the Westerly 20 feet of Lot No. 41 and the easterly 5 feet of Lot No. 40 in Faulconer and Ashcraft's Subdivision of Lots 18 and 19 Boyd McNairy Plan, a plan of which subdivision is of record in Book 57, page 121, Register's Office for said County, Tennessee.

Said westerly part Lot No. 41 and easterly 5 feet of Lot No. 40 together front 25 feet on the northerly of side of Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property vested in Pamela Putnam, Jeannette Laster, James Laster, Jr. Barbara Gaines, Donsala Blanchard, Antoine Nesby, Anthony Gregory, Angela Shelton and Latisha Nesby by Affidavit of Heirship of record as Instrument No. 20190211-0012833 Register's Office for Davidson County, Tennessee. Antoine Nesby and Antowan Nesby being one and the same person.

Also, being the same property conveyed to James Laster, Jr. by Quitclaim Deed from Jeannette Laster and Pamela Putnam of record as Instrument No. 20191125-0121463, Register's Office for Davidson County, Tennessee. Jeannette Laster and Pamela Putnam both transferring their undivided interest to their Brother, James Laster, Jr.

Also, being the same property conveyed to James Laster, Jr. by Quitclaim Deed from Anthony Gregory of record as Instrument No. 20200212-0016026 the said Anthony Gregory transferring his undivided 1/14th interest.