Karen Johnson Davidson County
Batch# 524858 DEEDQC
12/04/2020 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20201204-0141364

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Michael Esworthy & Molly Slayton 1416 5th Avenue N Nashville, TN 37208

Order Number: 56175087LA

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Michael Esworthy and Molly Slayton, husband and wife, who both acquired title as unmarried,** for One Dollar ($1.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael Esworthy and Molly Slayton, husband and wife,** whose address is 1416 5th Avenue N, Nashville, TN 37208, the following described real property located in the Davidson County, State of Tennessee and further described as follows:

The Land referred to herein below is situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee, and is described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, TOGETHER WITH A DESIGNATED PARKING SPACE AT THE REAR OF LOT 7, ON THE PLAN OF RE-SUBDIVISION OF LOTS 63 AND 64 OF D.T. MCGAVOCK'S FIRST ADDITION, 3RD REVISION, OF RECORD AS INSTRUMENT NO. 20020802-0092923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.
SEE FULL LEGAL DESCRIPTION ATTACHED AS EXHIBIT 'A'
Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 082090B00400CO

Street address of property: 1416 5th Avenue N, Nashville, TN 37208

Prior Instrument References by which Grantor(s) acquired title: Instrument Number 20170222-0017911, in the Recorder's Office, Davidson County, Tennessee.

Signed this 18 day of August, 2020.

Signature of Grantors:

Michael Esworthy

Molly Slayton

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 18 day of Aug, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Michael Esworthy and Molly Slayton,** known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 082090B00400CO
Street address of property: 1416 5th Avenue N, Nashville, TN 37208

Oath of Consideration

I or we, Michael Esworthy and Molly Slayton, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $1.00.

Signed this 18 day of Aug, 2020.

Signatures of Affiant(s):

Sworn and subscribed before me this 18 day of Aug, 2020.

Notary Public

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

EXHIBIT 'A'

File No.: **56175087LA (BD)**
Property: **1416 5TH AVE N, NASHVILLE, TN 37208**

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4, TOGETHER WITH A DESIGNATED PARKING SPACE AT THE REAR OF LOT 7, ON THE PLAN OF RE-SUBDIVISION OF LOTS 63 AND 64 OF D.T. MCGAVOCK'S FIRST ADDITION, 3RD REVISION, OF RECORD AS INSTRUMENT NO. 20020802-0092923, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

A.P.N. 082090B00400CO

Being all of that certain property conveyed to MICHAEL ESWORTHY, AN UNMARRIED MAN AND MOLLY SLAYTON, AN UNMARRIED WOMAN from JAMES HARWELL TODD, A MARRIED MAN, by deed dated February 17, 2017 and recorded February 22, 2017 as INSTRUMENT NUMBER 20170222-0017911 of official records.

True Copy Certification

I, Allyn Morgan, 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.

Signature _____
Allyn Morgan

State of Texas,

Count of Dallas,

Personally appeared before me, Kayla mcqueery, notary public for this county and state, appeared allyn morgan who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 6/27/2021

Notary Seal

KAYLA L. MCQUEARY
Notary Public, State of Texas
Comm. Expires 06-27-2021
Notary ID 129432363