Karen Johnson Davidson County
Batch# 543616 DEEDQC
12/30/2020 11:23:44 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201230-0154637

THIS INSTRUMENT PREPARED BY
Wm. Ray Massey, Esq.
210 Colony Parkway, SE
Aiken, SC 29803

ADDRESS NEW OWNER AS FOLLOWS:

CRAIG PARNELL NANCE and
BENJAMIN EARL NANCE,
AS TRUSTEE OF THE FRED H.
NANCE, JR. LINEAL TRUST
DATED DECEMBER 1, 2020
318 Hill Avenue
Nashville, TN 37210

SEND TAX BILLS TO: MAP-PARCEL NOS.

New Owner 106 11 0 023.00

QUITCLAIM DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, I, FRED H. NANCE, JR. (herein "**Grantor**") do hereby release and quitclaim unto CRAIG PARNELL NANCE and BENJAMIN EARL NANCE, AS TRUSTEE OF THE FRED H. NANCE, JR. LINEAL TRUST DATED DECEMBER 1, 2020 (herein "**Grantee**"), hereinafter the Grantee, its successors and assigns, all of his one-half interest in that certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to John H. McGarity, Jr. and Fred H. Nance, Jr. by Warranty Deed from Joan S. Schatten dated October 27, 1988 and recorded October 27, 1988 in Book 7697 at Page 11, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 318 Hill Avenue, Nashville, Tennessee 37210.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our hands this 1st day of December, 2020.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 1st day of December, 2020

Fred H. Nance, Jr.

OATH OF CONSIDERATION:

STATE OF SOUTH CAROLINA

COUNTY OF AIKEN

I hereby swear or affirm that the actual consideration for this transfer is $10.00. *

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Affiant

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared FRED H. NANCE, JR., whom I am personally acquainted, and who, upon oath, executed the foregoing instrument for the purposes therein contained, by signing as himself.

WITNESS my hand and official seal at Aiken County, South Carolina, this 1st day of December, 2020.

Notary Public for South Carolina
My Commission Expires: 10-24-21

*

Sworn to and Subscribed Before Me,
This 1 Day of December, 20
Signed:
Notary Public of South Carolina
My Commission Expires: 10-5-2027

ANGELA S. MCCUEN NOTARY PUBLIC SOUTH CAROLINA

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Interstate Park South, Section 4, as of record in Book 4460, page 199 described as follows:

Beginning at a concrete monument in the easterly right of way of Hill Road said monument being northerly 150 feet from a concrete monument in the westerly corner of Lot 16 Interstate Park South, as of record in Book 4460, page 101, and proceeding as follows: North 56 degrees 05 minutes east a distance of 220.51 feet to a concrete monument; thence south 39 degrees 31 minutes east a distance of 95.64 feet to a concrete monument; thence south 40 degrees 12 minutes east a distance of 5.74 feet to a concrete monument; thence south 43 degrees 19 minutes west a distance of 212.93 feet to a concrete monument; thence north 46 degrees 41 minutes west a distance of 55.0 feet to a concrete monument; thence around 426.45 foot radius curve to the right a distance of 95.00 feet to a concrete monument which is the point of beginning. Said lot contains 0.630 acres more or less or 27,451 square feet.