(D)

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 546389 DEEDQC
01/05/2021 10:47:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210105-0001444

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2nd DAY OF Dec, 2020

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1814LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Katherine Caroline Portis-Jenkins	Same	091 15 0 085.00
223 53rd Avenue North		091 15 0 085.00
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AARON JENKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

KATHERINE CAROLINE PORTIS-JENKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 223 53rd Avenue North, Nashville, TN 37209

Witness my hand on this December 29, 2020

Aaron Jenkins

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: Aaron Jenkins the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Aaron Jenkins executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this December 29, 2020

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

20-1814LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being part of Block No. 14 on the Plan of Realty Savings Bank & Trust Co's revised plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, Page 18, Register's Office for said County, described as follows: Beginning in the Westerly margin of 53rd Avenue North, formerly 12th Street at a point 270 feet South of the Southerly margin of Nevada Avenue, thence with the Westerly Margin of 53rd Avenue North, Southwardly 50 feet to the Northeast corner of Lot Nos. 21 and 22 of the Realty Savings Bank & Trust Company's revised plan, as of record in Book 1130, Page 51, said Registers Office; thence with the Northerly line of said Lot No. 1, Westwardly 136 feet, more or less, to the Easterly margin of the Right-of-Way of a proposed spur track of the N.C. & St. L. Railway; thence with said right-of-way Northwardly 50 feet thence Eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed to K. Caroline Portis-Jenkins and Aaron Jenkins, wife and husband, by Special Warranty Deed from Bank One, National Association, as Trustee, of record in Instrument No. 20040317-0030011, in the Register's Office of Davidson County, Tennessee, dated March 05, 2004 and recorded on March 17, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

1. County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's revised plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY