Karen Johnson Davidson County
Batch# 559718 DEEDQC
01/25/2021 09:28:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210125-0010334

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2020

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA S. FISHBURN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY WITHOUT BENEFIT OF A TITLE SEARCH

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102 Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradford Jason Lewis	NEW OWNER	**067 00 0 149.00**
(NAME) 5106 Old Hickory Blvd.	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **HILDA M. LEWIS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADFORD JASON LEWIS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 and dated February 23, 2001, known as job no. 010017 more particularly described as follows:

Beginning at an iron pin set on the northerly margin of Hydes Ferry Pike (State Hwy 12). Said point of beginning being the Southwest corner of the herein described tract and also being the intersection of the easterly margin of Old Hickory Boulevard N 19°17'42''W 91.60' to an iron pin; thence continuing with said Old Hickory Boulevard N 21°06'39''E 125.60' to an iron pin; thence N 25°46'39''E 260.90' to an iron pin; thence leaving the margin of Old Hickory Boulevard and with the line of Tract 2 of said survey S 68°00'11''E 740.00' to an iron pin; thence S 22°24'10''W 180.00' to an iron pin on the northerly margin of said Hydes Ferry Pike; thence with the said northerly margin S 89°27'52''W 615.30' to an iron pin; thence N 77°02'23''W 51.40' to an iron pin; thence S 89°27'52''W 80.60' to the point of beginning containing 5.68 acres ±

Being the same property conveyed to James A. Lewis and wife, Hilda M. Lewis, by Warranty Deed from Robbie McKee Clay, unmarried, of record in Instrument number 20010605-0058553, Register's Office for Davidson County, Tennessee. The said James A. Lewis having since died on October 13, 2020, vesting the subject property in Hilda M. Lewis as the sole surviving spouse.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved
This is improved X property, known as 5106 Old Hickory Blvd, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 31 day of December, 2020.

Hilda M Lewis
Hilda M. Lewis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Hilda M. Lewis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes herein contained as her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31 day of December, 2020.

Commission expires: 7-9-2022

JAMES BRYAN LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2022

Notary Public