Karen Johnson Davidson County
Batch# 566167 DEEDQC
02/02/2021 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210202-0015059

Document Prepared by: Vanquish Land Title
1428 Aversboro Road, Suite A
Garner, NC 27529

When Recorded Return to: Vanquish Land Title
1428 Aversboro Road, Suite A
Garner, NC 27529

File No.: 20VLT-0292TN

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
705 Shelby Avenue Nashville, TN 37206	705 Shelby Avenue Nashville, TN 37206	093040025.00

THIS INDENTURE made this 29 day of January, 2021 between, James Baron and Hugh Hunter, First Parties
and
James Baron, an unmarried man, Second Parties

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

BEING Lot No. 98 on the Plan of William's First Addition to Edgefield, now East Nashville, of record in Book 21, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to James Baron and Hugh Hunter, their successors and assigns by James Baron in an instrument dated October 19, 2001 and recorded October 23, 2001 in Instrument No. 20011023-0115755.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 29 day of January, 2021 ~~2020~~.

James Baron

STATE OF TENNESSEE

I, Tosan Cunningham, a Notary Public, do hereby certify that James Baron personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 3-6-2024

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 29 day of January, 2021 ~~2020~~.

Notary Public

My Commission Expires: 3-6-2024

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TOSAN CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 17 day of December, 2020.

Hugh Hunter

STATE OF ~~TENNESSEE~~ Indiana (nc)

County of Hamilton

I, MARTA KACZANOWSKA a Notary Public , do hereby certify that _ Hugh Hunter_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: Jan 18, 2026

(SEAL)

MARTA KACZANOWSKA
Notary Public – Seal
Hamilton County – State of Indiana
Commission Number 709495
My Commission Expires Jan 18, 2026

STATE OF _____
COUNTY OF _____

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this _____ day of _____, 2020.

Notary Public

My Commission Expires: _____

True Copy Certification

I, Michelle A. Keene, 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

State of North Carolina

County of Wake

Personally appeared before me, Michele G. Weeks , a notary public for this county and state, Michelle A. Keene 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: 7/3/23
Notary' Seal (if on paper)

MICHELE G WEEKS
NOTARY PUBLIC
WAKE COUNTY, NC
My Commission Expires