Karen Johnson Davidson County
Batch# 566319 DEEDQC
02/03/2021 09:05:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210203-0015256

THIS INSTRUMENT PREPARED BY:

Box 14

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
John Trim and Sandra Gayle Herder
1247 1st Ave. South
Nashville TN 37210

SEND TAX BILLS TO:
NEW OWNER

PARCEL ID
10503031001

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Trim a married man**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **John Trim and Sandra Gayle Herder, husband and wife**, as joint tenants with the right of survivorship, hereinafter called the Grantees, their heirs and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A certain tract of land or Parcel of land in Davidson County, state of Tennessee, as describes as follows, to wit:

Being Lot No. 2 in the Re-Subdivision of D.F. Wilkins Property, as of record in Book 421, Page 148 Register's Office for Davidson County, Tennessee,

Said Lot No. 2 fronts 43.45 feet on the west side of First Avenue, South, formerly Maple Street, and runs back between n parallel lies 183.5 Feet to an alley.

BEING the same property conveyed to John Trim, an unmarried man, by Warranty Deed dated January 15th, 2010, Derrick Dowell, of record in Instrument No. 20100122-0005536, Register's Office of Davidson County, Tennessee.

Commonly known as: 1247 1st Ave. South, Nashville TN 37210

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by John Trim to vest ownership of the property in John Trim and Sandra Gayle Herder husband and wife, as joint tenants with the right of survivorship.

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of February 2021

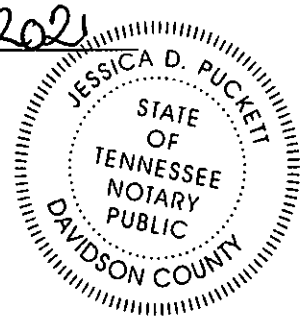
John Trim

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joh Trim, the within named bargainor, with whom I am personally acquainted (or proved to me based on satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 1st day of February 2021

Notary Public
My Commission Expires: Nov. 8th, 2021



STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 1st day of February 2021.

Notary Public
My commission Expires: Nov. 8th, 2021

