Karen Johnson Davidson County
Batch# 582490 DEEDQC
03/03/2021 09:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210303-0027163

Record and Return to:
First Title & Escrow, Inc.
1 Park West Circle
Suite 104
Midlothian, VA 23114
File #195504

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

~~Return to: First Title and Escrow, 15 West Gude, Suite 400, Rockville, MD 20852~~

Exempt pursuant to 67-4-409(3)(A)(ii)

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Patricia D. Sergeant and Craig L. Sergeant	Patricia D. Sergeant and Craig L. Sergeant	83-5-9
1019 Seymour Ave	1019 Seymour Ave	
Nashville, TN 37206	Nashville, TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, PATRICIA D. SERGEANT, a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto PATRICIA D. SERGEANT and CRAIG L. SERGEANT, a married couple, hereinafter referred to as "Grantee", whose mailing address is: 1019 Seymour Ave, Nashville, TN 37206, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 6 IN THE DIVISION OF THE ESTATE OF JOHN HOBSON, DEDEASED OF RECORD IN MINUTE BOOK "L", PAGE 363, REGISTER'S OFFICE FOR SAID COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING IN THE CENTER OF SEYMOUR AVENUE 973 FEET EASTERLY FROM THE EASTERLY MARGIN OF MCFERRIN AVENUE; THENCE NORTHWARDLY AND PARALLEL WITH MCFERRIN AVENUE 179 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL WITH SEYMOUR AVENUE EASTWARDLY 50 FEET TO THE NORTHWEST CORNER OF THE LOT CONVEYED TO ETHEL WRIGHT BY DEED FROM C. W. RUSSELL, OF RECORD IN BOOK 712, PAGE 239, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH WRIGHT'S WEST LINE SOUTHWARDLY 179 FEET TO THE CENTER OF SEYMOUR AVENUE; THENCE WESTWARDLY WITH THE CENTER OF SAID AVENUE 50 FEET TO THE BEGINNING. ALSO INCLUDED IN THIS

CONVEYANCE IS A JOINT DRIVEWAY EASEMENT OF RECORD IN INSTRUMENT NO. 20030226-0025698.

Tax ID No.: 83-5-9

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20031023-0156990, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1019 Seymour Ave, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of Feb, 2020.

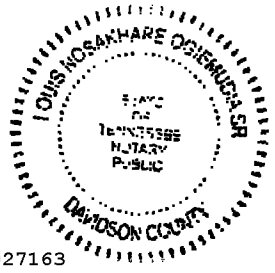
Patricia D Sergeant

PATRICIA D. SERGEANT

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PATRICIA D. SERGEANT, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of Feb, 2021.

Notary Public
My Commission expires: 09-06-22



VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.00 .

Patricia D Sergeant

PATRICIA D. SERGEANT

CRAIG L. SERGEANT

Subscribed and sworn to before me this 12 day of Feb, 2021.

Notary Public

My Commission expires: 09-06-22

LOUIS NOSAKHARE OSEMWINGIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File 195504

True Copy Certification

I, **L. Shields** do hereby make oath that I am 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.

State of VIRGINIA L. Shields

County of CHESTERFIELD

Personally appeared before me, **Sandra Kazebeer** a notary public for this county and state, **L. Shields** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 1-31-2024 Sandra Kazebeer, Notary

