Karen Johnson Davidson County
Batch# 592239 DEEDQC
03/15/2021 02:15:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210315-0034095

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 1 DAY OF _March, 2021___.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA S. FISBURN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-21

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES HERETO
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Lewis	New Owner	Map 94-13
(NAME) 1300 Division Street, Suite 307	(NAME) Same	Parcel 29
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

JAMES BRYAN LEWIS, AND HILDA M. LEWIS, CO-EXECUTORS OF THE ESTATE OF JAMES A. LEWIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES BRYAN LEWIS

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

Part of Lot No. 15 of Block "K" in the Hermitage Addition, a plan which is of record in Plan Book 57, Pages 42-43, and 108, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at the South East intersection of Keith and Green Streets; thence eastwardly along Green Street 50 feet; thence southwardly 150 feet, more or less, to Hermitage Avenue; thence westwardly along Hermitage Avenue 58-1/3 feet to Keith Street; thence northwardly along Keith Street, 150 feet to the beginning.

Being the same property conveyed to James A. Lewis & Robert J. Joslin, Jr., by Warranty Deed dated March 29, 2001 from John E. Stevenson and W. P. Stevenson, recorded on April 4, 2001, of record in Instrument No. 20010404-0032509, Register's Office for Davidson County, Tennessee. The said James A. Lewis having since died, his One-Half (1/2) undivided interest passed to his Estate. James Bryan Lewis and Hilda M. Lewis are the duly appointed Co-Executors of The Estate of James A Lewis, in Davidson County, Tennessee, Probate Court Docket 20P1818

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

unimproved
This is improved x property, known as 165 Little Green Street, Nashville, TN 37210
(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 1 day of March, 2021.

James Bryan Lewis, Co-Executor

Hilda M. Lewis, Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **James Bryan Lewis and Hilda M. Lewis**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as the Co-Executors of **The Estate of James A. Lewis,** with the authority to transfer and convey by themselves as Co-Executors of **The Estate of James A. Lewis.**

Witness my hand and official seal this 1 day of March, 2021.

Notary Public

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

My Commission expires: