Karen Johnson Davidson County
Batch# 622438 DEEDQC
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Fees: $17.00 Taxes: $0.00
20210426-0055072

This Instrument Prepared By:
7 Title
2077 Town Center Blvd., Suite 302
Knoxville, Tennessee 37922

QUITCLAIM DEED

THIS INDENTURE, made this 19th day of April, 2021, between

Danny Lamont Pursley, unmarried,

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Danny Lamont Pursley, aka Danny L. Pursley, unmarried and Sharron Lolleeta Sanders, unmarried, as tenants in common with rights of survivorship

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM unto Grantee, the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot 16 on the Map of Spence Circle of record in Book 1424, Page 62, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Spence Circle at the common corner of lots 16 and 17; thence Northerly along said Circle, 58.41 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, Northeasterly 39.85 feet to a concrete monument in the Southerly margin of a tract marked "Reserved"; thence Easterly along the Southern margin of said Reserved Tract 134.41 feet to a concrete monument at the Northeast corner of said Lot 16; thence Southerly with said Reserved Tract, 84 feet to the corner of lots 16 and 17; thence, with the line between said lots, westerly 160 feet to the beginning.

Being the same property conveyed to Danny Lamont Pursley, an unmarried man by Warranty deed from Michael Jason Eubank and wife, Stacy Eubank of record in Instrument No. 20060921-0117196 Register's Office for Davidson County, Tennessee, dated September 18, 2006 and recorded on September 21, 2006. (Value of consideration shown in aforementioned deed $91,550.00.) Being also known as 300 Spence Circle Nashville, Tennessee 37210.

THIS CONVEYANCE is made subject to applicable easements, restrictions and building set back lines of record.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to Homestead and Dower therein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE 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 this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

Danny Lamont Pursley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny Lamont Pursley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of April, 2021.

Notary Public

My Commission Expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 0.00

Sworn to and subscribed before me, this 19th day of April, 2021.

Affiant

Notary Public

My Commission Expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

SEND TAX BILLS TO (Owner) :
Danny Lamont Pursley
300 Spence Circle
Nashville, TN 37210

PROPERTY ADDRESS
SAME

CLT CODE: 094-16-0-025.00

202104260055072

True Copy Certification

I, Nicole Squibb, 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.

Nicole Squibb

Signature

State of Tennessee

County of Knox

Personally appeared before me, Brittany Smith, a notary public for this county and state, Nicole Squibb, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brittany N Smith

Notary's Signature

My Commission Expires: ~~February 6, 2023~~ My Commission Expires

Notary' Seal (if on paper)

