Karen Johnson Davidson County
Batch# 632106 DEEDQC
05/10/2021 11:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210510-0062362

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Subscribed and sworn to before me This 6th day of May, 2021. Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

Address New Owner as:	Tax Bill To:	Map / Parcel
Harmony H. England Greg England 541 Skyview Drive Nashville, TN 37206	New Owners	P/O 08311007500

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Harmony H. England and Greg England, wife and husband,** (hereinafter referred to as "Grantors") do hereby quitclaim and convey unto **Harmony H. England and Greg England, wife and husband,** (hereinafter referred to as "Grantees"), all of their interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land located in Nashville, Davidson County, TN and being Lot # 10 on the Plan of Rolling Acres Subdivision of record in Plat Book 1130, Page 34 R.O.D.C., Tn. and described as follows:

Said lot fronts 80.39 feet in the south margin of Skyview Drive and runs back 150.11 feet on the east line and 150.07 feet on the west line and measuring 80.10 feet on the south line

containing 12,043.59 square feet, 0.28 acres more or less. This description was prepared by Rocky L. Montoya, surveyor #697, 1105 Old Dickerson Road, Goodlettsville, Tn 37072.

Being part of the same property conveyed to Harmony H. England and Greg England, wife and husband by Warranty Deed from David M. Lubell and wife, Shannon Lubell of Record in Instrument 20110505-0034753, in said Register's Office for Davidson County, Tennessee.

The Grantors have executed this deed, in part, to obtain a separate Map/Parcel number for the above-described property.

This is improved real property commonly known as 541 Skyview Drive, Nashville, TN 37206.

This conveyance is subject to a reservation of a two-foot wide permanent easement by the Grantor which is described in the attached Exhibit A. Said easement is perpetual and shall run with the land. Said easement shall be jointly maintained by the Grantors and Grantees and their heirs and assigns.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 6th day of May, 2021.

Harmony H. England

Greg England

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 6th day of May, in the year 2021, before me the undersigned, personally appeared **Harmony H. England**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 6th day of May, 2021.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2025

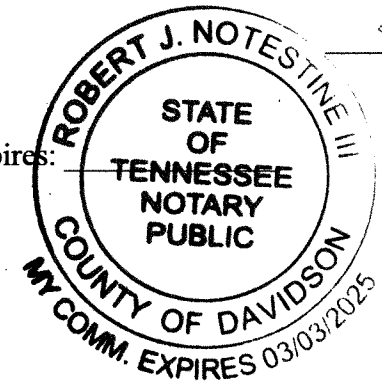
My Commission Expires: _____

STATE OF TENNESSEE}

COUNTY OF DAVIDSON}

On this 6th day of May, in the year 2021, before me the undersigned, personally appeared **Greg England**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

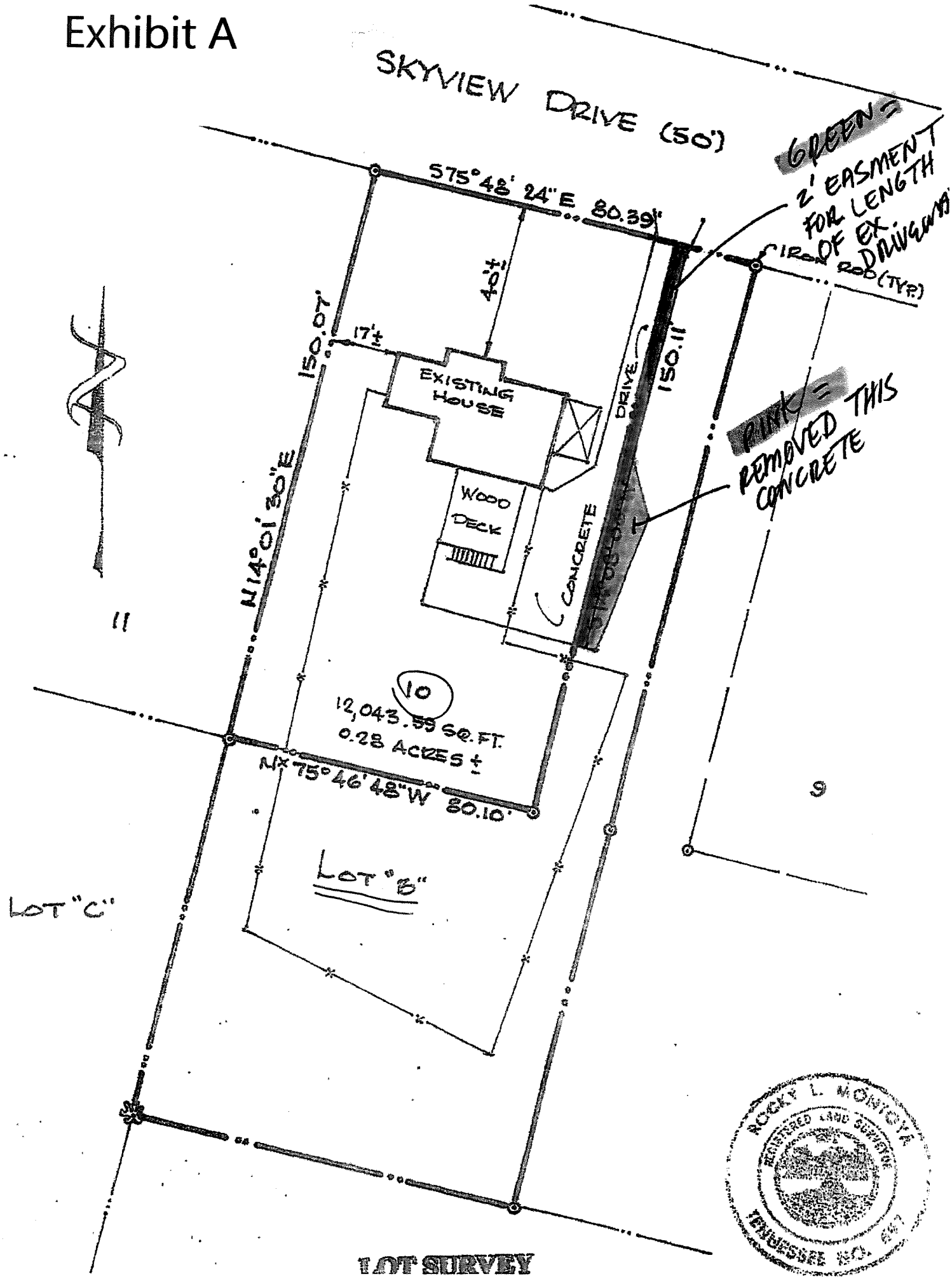
WITNESS my hand and official seal or stamp, this 6th day of May, 2021.



Notary Public

My Commission Expires: _____

Exhibit A



LOT SURVEY

Tennessee Certification of Electronic Document

I, Robert J. Notestine III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee

County of Davidson

Personally appeared before me, Trent North Notestine, a notary public for this county and state,
Notary's Name

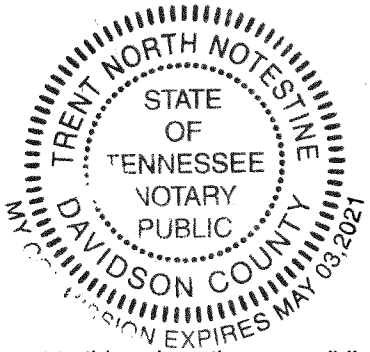
Robert J. Notestine, III, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 05/03/2021

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731