This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 642320 DEEDQC
05/21/2021 12:53:27 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210521-0069510

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Marion G. Doyle 624 Due West Avenue Madison, TN 37115	Same	051000013.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **MARION G. DOYLE** ("Grantor") does hereby assign, transfer and convey, and quitclaim an undivided one-half (1/2) of any and all his right, title and interest in certain real estate in Davidson County, Tennessee, which is described below, to **SEAN KENDALL DOYLE**, and his successors, heirs and assigns, as tenants in common. The real estate is described as follows:

> LAND in the 11th Civil District of Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the north margin of Due West Avenue at the southwest corner of the Broaddus Lands; thence along the west line of the same northerly 350 feet to a point; thence westerly parallel to the north margin of Due West Avenue 100 feet to the east line of the Sutherland Property; thence with the line of the same southerly 350 feet to the north margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the point of beginning.
>
> Being the same property conveyed to Marion G. Doyle by Book 6226, Page 945, in the Register's Office for Davidson County, Tennessee.

The foregoing conveyance is also subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 19th day of May, 2021.

Affiant

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022

This is improved property, known as 624 Due West Avenue, Madison, Tennessee 37115.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 19th day of May, 2021.

MARION G. DOYLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARION G. DOYLE**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 19th day of May, 2021.

NOTARY PUBLIC

My Commission Expires: _____

LISA C. WOODRUFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires JULY 12, 2022