Karen Johnson Davidson County
Batch# 644816 DEEDQC
05/26/2021 12:52:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210526-0071366

QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on April 6, 2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Walsh and Anita Walsh 2583 Greer Road Goodlettsville, TN 37072	SAME AS NEW OWNER	017 00 0 002.00

KNOW ALL MEN BY THESE PRESENTS that Joseph J. Walsh, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto James Walsh and Anita Walsh, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, his entire right, title and interest in and to a certain tract of land in the Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, lying and being in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey dated May 25, 1977, made by Cole Surveying Service, White House, Tennessee, described as follows to wit:

BEGINNING at a nail in the center of Greer Road, a corner to Pauline Galbreath whose deed is of record in Book 3804, Page 746, Register's Office for Davidson County, Tennessee; thence with the line of said Pauline Galbreath South 56 deg. 09' West 478.10 feet to an iron pin; thence, North 5 deg. 30' East 642.75 feet to an iron spike in the center of said Greer Road; thence, with the center line of said Road for 3 calls; South 57 deg. 57' East 81.90 feet, South 49 deg. 25' East 85.00 feet and South 3 7 deg. 00' East 340.41 feet to the beginning, containing 2.94 acres, more or less.

BEING the same property conveyed to Joseph J. Walsh by deed from John W. Pitt dated March 21, 1996 and recorded March 26, 1996 in Book 9990, Page 920 Register's Office for Davidson County, Tennessee.

This is improved property known as 2583 Greer Road Goodlettsville, TN 37072.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on April 6th, 2021.

Joseph J. Walsh

STATE OF TN

COUNTY OF Davidson

On April 6th, 2021, before me personally appeared Joseph J. Walsh, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on April 6th, 2021.

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-8-2021

NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022

