THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
Samuel Paul Jones
Keelin Elizabeth McNamara
306 Peachtree Street
Nashville, TN 37210

Send Tax Bill to:
New Owner

Map-Parcel Number:
119-01-0 456.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn before me this the 16th day of April, 2021.

Notary Public

My Commission Expires:

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

Karen Johnson Davidson County
Batch# 654296 DEEDQC
06/10/2021 12:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210610-0078326

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SAMUEL PAUL JONES, UNMARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO, **SAMUEL PAUL JONES, UNMARRIED MAN, AND KEELIN ELIZABETH MCNAMARA, UNMARRIED WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 306 Peachtree Street, Nashville, TN 37210.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of April, 2021.

Samuel Paul Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel Paul Jones**, the Grantor, 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 for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2021.

My commission expires: 7/9/2024

Notary Public

JOHN C. TROTTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 10 and easterly one half of Lot No. 9 on the Plan of Overhill City and W. H. Fox's Subdivision of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 10 and part of Lot No. 9 front together 75 feet on the northerly side of Peachtree Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to James C. Blanton, III, and Marjorie D. Blanton, husband and wife, by deed dated 11/29/2018, from Eddy Hemphill, married, of record in Instrument No. 20181130-0117197, Register's Office for said County.

Also, being the same property conveyed to Samuel Paul Jones, unmarried, from James C. Blanton, III and Marjorie D. Blanton, husband and wife, by Deed dated April 16, 2021, of record as Instrument No. 20210419-0052143, Register's Office for said County.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(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

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