BOX 10-B

Karen Johnson Davidson County
Batch# 657799 **DEEDQC**
06/16/2021 11:41:57 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20210616-0081339

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN OLIVER ORR, SR. & WIFE, NICOLE CLARK ORR	**SAME**	**104-14-0-111.00**
(NAME) **2815 W. LINDEN AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STEPHEN OLIVER ORR, JR., UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST UNTO **STEPHEN OLIVER ORR, SR. AND WIFE, NICOLE CLARK ORR,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the East 2 feet of the North part of Lot No. 30 and the West 48 feet of the North part of Lot No. 31 on the map of Belair, of record in Plat Book 332, page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots front 50 feet on the Southerly side of West Linden, formerly Sunset Avenue, and run back between parallel lines, 167 feet to a dead line.

Being the same property conveyed to STEPHEN OLIVER ORR, JR., AS TO ONE-HALF INTEREST, and STEPHEN OLIVER ORR, SR. and wife, NICOLE CLARK ORR, AS TO ONE-HALF INTEREST, by deed from GILLIAN H. WELCH and DAVID RAWLINGS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20180402-0030388, dated March 29, 2018, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 6; Easement for storm sewers of record in Book 1449, page 71, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2815 W. LINDEN AVE., NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of June, 2021.

STEPHEN OLIVER ORR, JR.

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 **Stephen Oliver Orr, Jr.**, the 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 10th of June, 2021.

My commission expires: **May 2, 2022**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON