Prepared By: Keith Frierson
615-878-0874

Karen Johnson Davidson County
Batch# 665992 DEEDQC
06/25/2021 03:36:54 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210625-0086804

Quitclaim Deed

RECORDING REQUESTED BY Augustus Church
AND WHEN RECORDED MAIL TO:
Augustus Church , Grantee(s)
917 Youngs lane
Nashville, TN 37207
Consideration: $
Property Transfer Tax: $
Assessor's Parcel No.: 081030098 00
PREPARED BY: Keith Frierson certifies herein that he or she has prepared this Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Keith Frierson, **Affiant**
Subscribed and sworn before me this the 25 **Day of** June, 2021.
A. Hayes, **Deputy Register**

Keith Frierson
Signature of Preparer

6-25-21
Date of Preparation

Keith Frierson
Printed Name of Preparer

917 Youngs lane
Nashville, TN 37207

THIS QUITCLAIM DEED, executed on 6-25-21 in the County of Davidson, State of Tennessee by Grantor(s), LaShawn Easley, whose post office address is 1804 Dallas Dr, Madison, TN, to Grantee(s), Augustus Church, whose post office address is 917 Youngs lane Nashville, TN 37207,

WITNESSETH, that the said Grantor(s), LaShawn Easley, for good consideration and for the sum of ten dollars 00 cents ($10.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Grantor

LaShaun Easley
Print Name of Grantor

Signature of First Witness to Grantor(s)

Keith Frierson
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Carl Keeling
Signature of Second Witness to Grantor(s)

CARL Keeling
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Augustus Church
Print Name of Grantee

Signature of First Witness to Grantee(s)

Keith Frierson
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Carl Keeling
Signature of Second Witness to Grantee(s)

CARL Keeling
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tenn

County of Davidson

On 6/22/2021, before me, Randall J Heflin Jr, a notary public in and for said state, personally appeared, Augustus Church & Lashawn Easley

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Randall J Heflin

Signature of Notary

Affiant Known _____ Produced ID X

Type of ID TN Driver License

(Seal) RANDALL J. HEFLIN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Owners Name: Augustus Church

Mail Tax/Bill sto: 917 Youngs Lane
Nashville, TN, 37207

Map Parcel ID: 081030098 00

Exhibit "A"

2133 15th Avenue North
Nashville, TN 37208

Parcel ID: 081030098 00

Owner's Name: Augustus Church

Mail Tax Bills/Papers to: Augustus Church

Owner's Address: 917 Youngs Lane Nashville, TN 37207

Source of Title

20180820-0082138

Land in Davidson County, Tennessee, being part of Lot No. 31 of Owens' Buena Vista Plan, as of record in Book 15, pages 10 and 11, Register's Office for said County, known as Lot 3 on the unrecorded map of a Re-Subdivision of the northeast part of said lot, and described as follows:
Beginning at a point on the westerly margin of 15th Avenue North, 110 feet south of the south margin of McKinney Street, formerly Spring Street; thence westerly 114 feet more or less to a point in the east line of the land formerly owned by Walter Brown; thence with what was Brown's east line, southerly 50 feet more or less to a point, the northwest corner of the property conveyed to Porter Hyde and wife by deed of record in Book 2029, page 567, said Register's Office; thence with Hyde's north line, easterly 114 feet more or less to the westerly margin of 15th Avenue North, and thence with the margin of the said Avenue, northerly 50 feet to thebegeginning. Being the same conveyed to Augustus L. Church in Affidavit of Heirship #20160912-0095357