This Instrument Prepared by:
DOMINIC J. LEONARDO
603 Woodland Street
Nashville, TN 37206
615-259-1214

Karen Johnson Davidson County
Batch# 689616 DEEDQC
08/04/2021 08:46:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210804-0104560

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	PARCEL ID NO:
Vincent T. Scalf 1148 Keystone Dr Pleasant View, TN 37146	Vincent T. Scalf 1148 Keystone Dr. Pleasant View, TN 37146	Map 69-3 Parcel 47

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, I, **ROSE GARRETT** ("Grantor") by these presents do hereby quitclaim and convey to **VINCENT T. SCALF** ("Grantee"), his heirs, successors and assigns, a certain parcel or tract of land described as follows:

> Land in Davidson County, Tennessee, being the westerly 125 feet of Lot No. 16 of Block "FF" on the Revised Map of Fairview Subdivision of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot No. 16 fronts 123.4 feet on the easterly side of Milford Road and runs back between lines 125 feet on the southerly line with the northerly margin of West Hamilton Road, and 125 feet on the northerly line, to a dead line in the rear measuring 135.8 feet, more or less, thereon.
>
> Being the same property conveyed to Rose Garrett by Quitclaim Deed from Vincent T. Scalf of record in Instrument 20060913-0113123, Register's Office for Davidson County, Tennessee.

The above described tract is conveyed subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This Deed is prepared from information of a prior deed furnished by the Davidson County Assessor of Taxes and a search of the Circuit Court Clerk for Davidson County, Tennessee without the benefit of a survey. Additionally, a title search has not been performed nor has there been a title opinion given in regards to this property transfer.

This is improved property known as 3808 West Hamilton Rd., Nashville, TN 37218.

Witness my hand this 29 day of June, 2021.

ROSE GARRETT

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 bargainer, **ROSE GARRETT,** with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 11/8/22

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES **SEAL**

The actual consideration or value whichever is greater for this transfer is $1.00.

AFFIANT

Sworn to and subscribed before me this 29 day of June, 2021.

NOTARY PUBLIC
My Commission expires: 11/8/22

DOMINIC JOSEPH LEONARDO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES **SEAL**