Karen Johnson Davidson County
Batch# 696378 DEEDQC
08/12/2021 02:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210812-0109009

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 0.00

Affiant

Subscribed and Sworn before me this 26th day of July , 2021.

Notary Public
My commission expires: 03/07/23

AMANDA LEIGH WRINKLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jim Hyde 1715K S Rutherford Blvd #200 Murfreesboro, TN 37130	The same	119-05-0-069

QUITCLAIM DEED

FOR AND IN CONSIDERATION, the receipt and sufficiency whereof are hereby acknowledged, Nicholas Howell and Jim Hyde, as tenants in common with right of survivorship, hereinafter collectively "the Grantor", by these presents, does hereby remise, release and quitclaim unto Jim Hyde, a married man, all the right, title, and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Located in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 12 on the Map of W.F. Davis Subdivision of Block No. 22 of Cumberland Nurseries, as of record in Book 332, Page 25, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 12 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines 238 feet to an alley.

Being the same property conveyed to David M. Johnson and wife, Donna Johnson by Deed dated September 21, 1992 from Secretary of Veterans Affairs, an Office of the United States of America, recorded September 23, 1992, in Book 8736, Page 141, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Nicholas Howell and Jim Hyde as tenants in common with right of survivorship by Deed dated August 2, 2018 from David M. Johnson and wife, Donna Johnson, recorded August 3, 2018, by Instrument No. 20180803-0076627, said Register's Office.

This is improved property known as 220 Elberta Street Nashville, TN 37210.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed on the 26th day of July, 2021

Nicholas Howell

Jim Hyde

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Nicholas Howell and Jim Hyde with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

This the 26th day of July, 2021.

Notary

My commission expires: 3/8/25

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

Tennessee Certification of Electronic Document

I, Jami K. Averwater, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/12/21 (date of document).

Jami K. Averwater
Affiant Signature

8/12/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of August, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY