QUITCLAIM DEED

STATE OF _____, COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

_____
Affiant

Subscribed and sworn to me on _____

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00

James C. Wright Affiant

Subscribed and sworn before me this the 24 Day of September, 2021.

Brooke Wren, Deputy Register

This deed was prepared based solely upon information supplied by the Grantee, and without the benefit of a title search.

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
James Christopher Wright 1400 Janie Avenue Nashville, TN	Same	061-16-312.00

KNOW ALL MEN BY THESE PRESENTS that Mark McMillen and James Karl McMillen, hereinafter called **"GRANTORS,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto James Christopher Wright, hereinafter called **"GRANTEE,"** his successors and assigns, his entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 21 of Block "E" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County

Said Lot No. 21 fronts 75 feet on the westerly side of Janie Avenue and runs back between parallel lines, with the southerly margin of Murray Place, 175 feet to a dead line.

Being the same property conveyed to Melissa K. McMillen and James Christopher Wright by Quitclaim Deed from Norma Kaye Wright, of record in Instrument No. 20010705-0071623, Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded July 5, 2001.

That said Norma Kaye Wright maintains a life estate in said property (Norma Kaye Wright having since passed on October 21, 2018).

The said Melissa K. McMillen having since died intestate leaving her interest in said property to Mark McMillen and James Karl McMillen. See Affidavit of Heirship of record in Instrument No. 20201208-0143057, said Register's Office.

This is improved property known as 1400 Janie Avenue, Nashville, TN 37216

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on Sept 23, 2021

Karen Johnson Davidson County
Batch# 723203 **DEEDQC**
09/24/2021 10:35:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210924-0128488

Mark McMillen

James Karl McMillen

STATE OF TN

COUNTY OF Williamson

On September 23, 2021, before me personally appeared Mark McMillen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 23 September, 2021.

Bonnie Crutcher

NOTARY PUBLIC

My Commission Expires:

BONNIE CRUTCHER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TN

COUNTY OF Williamson

On September 23, 2021, before me personally appeared James Karl McMillen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 23 September, 2021.

Bonnie Crutcher

NOTARY PUBLIC

My Commission Expires:

BONNIE CRUTCHER NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON