This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW21478
Information in this document furnished by the parties and relied upon by the preparer of this document.

Karen Johnson Davidson County
Batch# 741518 DEEDQC
10/22/2021 10:41:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211022-0142030

# QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Justin Noel Harding,** do hereby bargain, sell, release, remise, quitclaim and convey unto **Justin Noel Harding, an unmarried man, and Amanda Noelle Levering, a married woman,** all my rights, title and interest in and to the following described real estate, to-wit:

Property address: 2718 Bluefield Ave., Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 19 on the Map of Bluefields, of record in Book 843, Page 16, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Bluefield Avenue at the corner of Lots Nos. 18 and 19, thence with the line between said lots northeasterly 304.8 feet to the line of the property of the Tennessee Central Railroad; thence with their line south 3° 30' West 120 feet to a point, being a corner of the property conveyed to V.R. Dickerson and wife, by deed of record in Book 1126, Page 484, said Register's Office; thence with Dickerson's line southwesterly 209 feet to a point in the northeasterly margin of Bluefield Avenue; thence with the margin of the same northwesterly 80 feet to the point of beginning.

BEING the same property conveyed to Justin Noel Harding, by Warranty Deed from Helen Fite McClendon and husband, Wilbur Clark McClendon, dated 2/4/2016 and recorded 2/9/2016 in Instrument No. 20160209-0012356, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 8th day of September, 2021.

**Justin Noel Harding**

STATE OF TENNESSEE
COUNTY OF Williamson

On this 8th day of September, 2021, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Justin Noel Harding to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public
My Commission Expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

Subscribed and sworn to before me this 8th day of September, 2021.

Notary Public

My Commission Expires: 6-1-2025

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tax/Map ID & Parcel
096-01-0-096.00

New Owners:
Justin Noel Harding & Amanda Noelle Levering
2718 Bluefield Ave.
Nashville, TN 37214

Send Tax Bills to :
Same as new owner