Karen Johnson Davidson County
Batch# 803114 DEEDQC
02/10/2022 09:37:44 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220210-0015450

This Instrument Prepared By:
Law Office of Perry A. Craft, PLLC
402 BNA Drive, Suite 202
Nashville, TN 37217

QUITCLAIM DEED

Address New Owners:	Send Tax Bills	Map/GP/Parcel
S & C Legacy, LLC	To: Same	Number:
3665 Donna Kay Drive		
Nashville, TN 37211		105 13 0 069.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, James Michael Starnes and Jacqueline Starnes Carr, (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to S & C Legacy, LLC (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly ½ of Lot No. 41 in Belmont Land Company Plan of Lots, Called "Belmont Heights," as of record in Book 10610, page 347, Register's Office for Davidson County, Tennessee.

Said East ½ of Lot No. 41 Fronts 50 Feet on the South Side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to James Michael Starnes and Jacqueline Starnes by Affidavit of Heirship of record at Instrument No. 199709160610347, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 10610, page 347, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1213 Ashwood Avenue, Nashville, Tennessee 37212.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the interest in property being transferred by this deed solely in S & C Legacy, LLC, in fee simple.

IN **WITNESS WHEREOF,** the Grantors have executed this instrument to be effective as of the 29th day of January, 2022.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared James Michael Starnes, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

James Michael Starnes

Notary Public

My commission expires: 6/25/25

TONYA BOWMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Jacqueline Starnes Carr, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Jacqueline Starnes Carr

Notary Public

My commission expires: 6/25/25

TONYA BOWMAN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn before me, this 29th day of January, 2022.

Notary

My Commission expires 6/25/25

TONYA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

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PO Box 196398
Nashville, TN 37219-6398
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The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Joaquin Stevens Cano
Affiant

Subscribed and sworn before me, this 29th day of January, 2022.

Notary
My Commission expires 6/25/25

TONYA BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY