Karen Johnson Davidson County
Batch# 852611 DEEDQC
05/09/2022 10:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220509-0052869

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

File #22-0312-SM

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Edward Guthrie and Morgan Garrett Guthrie	**Same as New Owner**	
(NAME)	(NAME)	
312 South 11th Street		**083-13-0-087.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES EDWARD GUTHRIE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES EDWARD GUTHRIE AND MORGAN GARRETT GUTHRIE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, Page 43, Chancery Court at Nashville, and described according to a survey made by Erie Drake, County Surveyor, January 30, 1936, as follows:

Said Lot No. 9 fronts 50 feet on the Westerly side of South 11th Street, formerly Smith Avenue, and runs back 201.4 feet on the Northerly line and 201.7 feet on the Southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to James E. Guthrie and Anne Marie Killough, husband and wife by Warranty Deed from Ryan Kaldari, unmarried of record in Instrument No. 20120830-0078622, Register's Office for Davidson County, Tennessee, dated August 28, 2012 and recorded on August 30, 2012.

Further being the same property conveyed to James Edward Guthrie, married by Quit Claim deed from Anne Marie Killough a/k/a Anne Killough Guthrie, married of record in Instrument No. 20190301-0018544 Register's Office for Davidson County, Tennessee, dated February 19, 2019 and recorded on March 01, 2019.

The said James Edward Guthrie (also known as James E. Guthrie) having since divorced the said Anne Marie Killough and having since married the said Morgan Garrett Guthrie.

This is ____ **unimproved** __X___ **improved** property known as: 312 South 11th Street, Nashville, TN 37206.

Witness my/our hand(s) this the 22 day of April 2022.

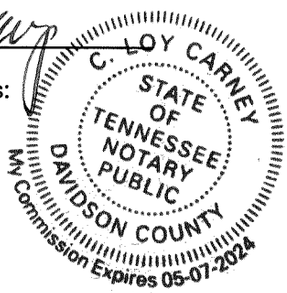
James Edward Guthrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared James Edward Guthrie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22 day of April, 2022.

Notary Signature
My commission expires:



RETURN TO:
James Edward Guthrie and Morgan Garrett Guthrie
312 South 11th Street
Nashville, TN 37206

True Copy Certification

I, **Kaz Arbogast,** 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 this the 22nd day of April, 2022.

Affiant Signature
Date 04/22/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of April, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024