THIS INSTRUMENT PREPARED BY:
LEA JOHNSON, ATTORNEY AT LAW
615 MAIN STREET, M-5
NASHVILLE, TN 37206

Karen Johnson Davidson County
Batch# 859377 DEEDQC
05/20/2022 08:46:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220520-0058470

QUITCLAIM DEED

NEW OWNER:	SEND TAX BILL TO:	MAP AND PARCEL NO.:
Jerry H. Vandiver and wife, Gracie H. Vandiver 1134 Sharpe Avenue Nashville, TN 37206	Jerry H. Vandiver and wife, Gracie H. Vandiver 1702 Sharpe Avenue Nashville, TN 37206	MAP: 83-1 PARCEL: 360

This QUITCLAIM DEED, made and entered into this the 17 day of MAY, 2022, and between **Jerry H. Vandiver**, hereinafter referred to as **Grantor**, and **Jerry H. Vandiver and wife, Gracie H. Vandiver**, hereinafter referred to as **Grantee**.

WITNESSETH: That, for good and valuable consideration, the receipt of all of which is hereby acknowledged, that the **Grantor**, for the express purpose of creating a tenancy by the entireties, does hereby quitclaim, give, bargain, convey, and transfer unto the **Grantee**, their heirs and assigns, any and all interest in which the **Grantor** has in the following described property, situated in the city of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

LEGAL DESCRIPTION

Being all of Lot No. 24 and the easterly 2 feet of Lot No. 23 on the Plan of J.B. Hancock's Addition to East Nashville, as of record in Book 57, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 and the easterly 2 feet of Lot No. 23 front together 45 feet on the southerly side of Sharpe Avenue and run back between parallel lines and with the westerly margin of 14th Street 135 feet, more or less to an alley in the rear and show 45 feet on said alley.

DERIVATION CLAUSE: Being the same property conveyed to **Jerry H. Vandiver** by Quitclaim Deed from **Pamela G. Claybaker**, recorded in Book 10315, Page 898, in the Davidson County Register of Deeds Office, Tennessee on January 9, 1997. Being the same property conveyed to **Jerry H. Vandiver and wife, Pamela G. Claybaker** by deed from Secretary of Veteran Affairs, an Officer of the United States of America of record in Book 8764, Page 661, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1134 Sharpe Avenue, Nashville, TN 37206**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

At the request of the Grantor and Grantee, this quitclaim deed has been prepared based upon information and documentation provided by the parties and without conducting a title search or procuring title insurance. Furthermore, this quitclaim deed is not intended as, nor constitutes, an opinion of the title preparer.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17 day of MAY, 2022.

Jerry H. Vandiver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Subscribed and sworn before me this the 17 day of MAY, 2022.

Affiant

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry H. Vandiver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this the 17 day of May, 2022.

Notary Public

My commission expires:

LEA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025