BOX 10-B

Karen Johnson Davidson County
Batch# 921886 DEEDQC
09/27/2022 10:27:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220927-0106794

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23 DAY OF Sept, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSEPHINE LYNN COLLEY	**SAME**	**083-07-0-010.00** **083-07-0-011.00**
(NAME) **822 PORTER ROAD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JOSEPHINE LYNN COLLEY, FOR THE EXPRESS PURPOSE OF COMBINING THE FOLLOWING TWO (2) TRACTS OF LAND INTO ONE (1) PARCEL,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **JOSEPHINE LYNN COLLEY,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Two Tracts of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1

Land in Davidson County, Tennessee, being the south one-half of Lot No. 12 and the easterly 70 feet of Lot No. 11 in the First Subdivision of Brownsville, a Plan of which is of record in Book 21, Page 112, Register's Office for said County, described together as follows:

Beginning at a point in the northwesterly margin of Porter Avenue or Porter Pike at the common corner of Lots Nos. 5 and 12; thence with the margin of said Pike northeastwardly 55 feet to a point; thence westwardly 215 feet, more or less, to a point; thence southwardly 50 feet to a point; thence eastwardly 191 feet, more or less, to a point in the northwesterly margin of Porter Pike or Avenue, to the point of beginning.

Tract No. 2

Land in Davidson County, Tennessee, being the north one-half of Lot No. 12 and the easterly 70 feet of Lot No. 11 in the First Subdivision of Brownsville, a Plan of which is of record in Book 21, Page 112, Register's Office for said County, described together as follows:

Beginning at the northeast corner of Lot No. 12 and Lot No. 13, in said Subdivision and running thence westerly 239 feet more or less to a point; thence southwesterly 45 feet, more or less to a point; thence eastwardly to a point in the northwesterly margin of Porter Pike and then 45 feet northwardly to the point of beginning, being the common corner of Lots 12 and 13.

Being the same property conveyed to Josephine Lyn Colley from Alex F. Brandau, III, by Quitclaim deed dated November 20, 2003, of record in Instrument 20040211-00016513, said Register's Office.

****Josephine Lynn Colley and Josephine Lyn Colley are one and the same person.****

****Grantee requests property address be known as 822 Porter Road, Nashville, TN 37206 for combined parcels.****

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved(X) property, known as **0 & 822 PORTER ROAD, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of Sept, 2022.

Josephine Lynn Colley

JOSEPHINE LYNN COLLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOSEPHINE LYNN COLLEY**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 23 day of Sept, 2022.

My commission expires: 3/3/2026

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON