This Instrument Prepared by:
SHANNON C. SMITH
Attorney at Law
P.O. Box 150888
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615-410-7692

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

ABIGAIL B. JAMES, AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 22 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/23

Karen Johnson Davidson County
Batch# 955277 DEEDQC
12/27/2022 11:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221227-0132614

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Abigail B. James
3512 Lealand Lane
Nashville, TN 37204

SEND TAX BILLS TO:
SAME AS OWNER

TAX INFORMATION
118-09-211

FOR AND IN CONSIDERATION of a Final Decree of Divorce entered in the Fourth Circuit Court for Davidson County, Tennessee, under Docket No. 22D573, I, **EVAN A. JAMES**, by these presents do hereby quitclaim and convey unto **ABIGAIL B. JAMES**, to her heirs, successors and assigns, all my right, title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TN, BEING PART OF LOT NO. 23 ON THE MAP OF THE O.F. NOEL PROPERTY EAST OF GRANNY WHITE ROAD, CALLED NOELTON, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE IN MARCH 1937 BY W.B. SOUTHGATE, SURVEYOR, AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE GLENDALE CAR LINE OPPOSITE THE EASTERLY MARGIN OF 10TH AVENUE SOUTH 200 FEET SOUTH OF THE SOUTHEAST CORNER OF WOODMONT BOULEVARD, THE SOUTHWEST CORNER OF A PART OF SAID LOT CONVEYED TO H.C. BARRY AND WIFE BY DEED FROM O.F. NOEL, ET AL, TRUSTEES, OF RECORD IN BOOK 1001, PAGE 55, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE EAST LINE OF SAID CAR LINE RIGHT-OF-WAY

SOUTH 11 DEGREES WEST 100 FEET TO AN IRON PIN, THE NORTHEAST INTERSECTION OF SAID RIGHT-OF-WAY AND A PROPOSED STREET; THENCE WITH THE NORTH MARGIN OF SAID PROPOSED STREET, SOUTH 84 DEGREES EAST 221 FEET 2 INCHES TO AN IRON PIN; THENCE NORTH 9 DEGREES EAST 100 FEET TO BARRY'S SOUTHEAST CORNER; THENCE WITH BARRY'S SOUTH LINE, NORTH 84 DEGREES WEST 217 FEET 8 INCHES TO THE POINT OF BEGINNING.

Being the same property conveyed to Evan A. James and Abigail B. James, Husband and Wife, by virtue of that certain Warranty Deed at Instrument No. 20120503-0037919 in the Register's Office for Davidson County, Tennessee.

This is improved property, commonly known as 3512 Lealand Lane, Nashville, TN 37204.

THIS INSTRUMENT PREPARED SOLELY FROM INFORMATION FURNISHED BY THE PARTIES HERETO. NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN. THE PARTIES HAVE WAIVED PERFORMANCE OF A TITLE SEARCH, TITLE OPINION LETTER OR TITLE INSURANCE BY THE PREPARING ATTORNEY.

WITNESS my hand this 7th day of December, 2022.

EVAN A. JAMES

STATE OF TENNESSEE)

COUNTY OF Williamson)

MEGAN WOODSON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evan A. James, the within named bargainor, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN, this 7th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 11/19/2025

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 12/22/2022 (date of document).

Date: 12/27/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 27th day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

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