Karen Johnson Davidson County
Batch# 965956 DEEDQC
01/31/2023 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230131-0007069

NEW OWNER:

James R. McPherson &
Christy A. McPherson
4328 Stone Hall Blvd
Hermitage, TN 37076

SEND TAX BILLS TO:
New Owner

Map: 119
Group: 5
Parcel: 97.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **JAMES R. MCPHERSON and CHRISTY A. MCPHERSON, as joint tenants with rights of survivorship,** hereinafter called the Grantors, have quitclaimed to **JAMES R. MCPHERSON and CHRISTY A. MCPHERSON, as tenants in common,** hereinafter called the Grantees, all of each of their rights title and interest in and to the following described real estate known as a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 488 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 488 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 489 on the Map of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 489 fronts 50 feet on the easterly side of Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

TRACT NO. III:

Land in Davidson County, Tennessee, being Lot No. 490 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 490 fronts 50 feet on the easterly side of Grandview Drive, formerly Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James R. McPherson and Christy A. McPherson, as joint tenants with rights of survivorship, from James McPherson, by Quitclaim Deed, dated August 22, 2019, of record as Instrument 20190903-0088281, Register's Office for Davidson County, Tennessee. For further

reference see Instrument 20031003-0146652, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2522 Grandview Avenue, Nashville, Tennessee 37211.

WITNESS SIGNATURE(S) this 25th day of January, 2023.

JAMES R. MCPHERSON

Christy McPherson AKA Christy McPherson-Petty

CHRISTY A. MCPHERSON

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **JAMES R. MCPHERSON,** 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.

WITNESS my hand and official seal at office, this 24th day of January, 2023.

Notary Public

My commission expires: 4/22/23

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **CHRISTY A. MCPHERSON,** 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 25th day of January, 2023.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

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

Affiant

Sworn to and subscribed to before me, this the 25 day of January . 2023.

Notary Public

My commission expires:

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/24/23.

Date

Celia Stewart-Rouse

Affiant Signature

1/24/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24th day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY