Karen Johnson Davidson County
Batch# 979679 DEEDQC
03/13/2023 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230313-0017766

Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF23549945

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
RYAN SMITH
o/b/o BC LAW FIRM, P.A,
409 SHADOW PKWY CHATTANOOGA, TN 37421
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
PHILLIP GRACE AND AUSTIN E. LOTT	PHILLIP GRACE AND AUSTIN E. LOTT	051 10 0 011.00
1304 S GRAYCROFT AVENUE MADISON, TN 37115	1304 S GRAYCROFT AVENUE MADISON, TN 37115	

Executed this 6th day of March 2023.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **PHILLIP GRACE a/k/a PHILLIP H. GRACE, II AND KEISHA GRACE, HUSBAND AND WIFE AND AUSTIN E. LOTT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **PHILLIP GRACE AN UNMARRIED MAN AND AUSTIN E. LOTT, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being a tract of land marked reserved, on the plan of Oakland Acres, Section III, as shown on plat of record in Plat Book 2133, page 34, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said reserved tract fronts 242.7 feet on the easterly side of Graycroft Avenue; as measured along the curve of the same; and runs back between lines 184.9 feet on the northerly line and 200 feet along the southerly line, to a dead line in the rear measuring 162.3 feet thereon.

Being the same property conveyed to Phillip H. Grace, II and Keisha Grace, husband and wife and Austin E. Lott, unmarried by Warranty Deed from Travis Patterson and Michelle Patterson, husband and wife, dated August 10, 2017, recorded on August 18, 2017 as Instrument 20170818-0085336.

Property known as, 1304 S GRAYCROFT AVENUE, MADISON, TN 37115
This instrument was prepared without the benefit of a title examination.

Wherever 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 6th day of March, 2023.

PHILLIP GRACE a/k/a
PHILLIP H. GRACE, II

AUSTIN E. LOTT

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tressie M. Lewis of the state and county mentioned, personally appeared **PHILLIP GRACE AND AUSTIN E. LOTT** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)



Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

Witness my hand this 6th day of March, 2023.

Keisha Grace

KEISHA GRACE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Tressie M. Lewis of the state and county mentioned, personally appeared **KEISHA GRACE** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Tressie M. Lewis

Notary Public
Printed Name: Tressie M. Lewis
My Commission Expires: 01/06/2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00**

Affiant

STATE OF TENNESSEE

COUNTY OF Tennessee

Subscribed and sworn before me this the 6th day of March, 2023

Notary Public
My commission expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Tu Huynh, 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 03/06/2023 (date of document).

Affiant Signature

03/08/2023
Date

State of California

County of Orange

Sworn to and subscribed before me this 8th day of March, 2023.

CHUONG A. LAM
Notary Public - California
Orange County
Commission # 2329677
My Comm. Expires Jun 15, 2024

Notary's Signature

MY COMMISSION EXPIRES: June 15, 2024

NOTARY'S SEAL