Karen Johnson Davidson County
Batch# 985668 DEEDQC
03/28/2023 01:42:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230328-0022586

This Instrument prepared by and after recording return to:

Jonathan R. Burns, Esq.
Spencer Fane LLP
511 Union Street, Suite 1000
Nashville, Tennessee 37219-1778

QUITCLAIM DEED

Name and Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John T. Humphrey and Angela Eaten Davidson **2601 Lakeshire Drive** **Old Hickory, Tennessee 37138**	**053-08-0 048.00**	**Same as Owner**

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JOHN TODD HUMPHREY and ANGELA EATON DAVIDSON,** husband and wife, ("Grantor") do hereby transfer, release, relinquish, quitclaim and convey unto **JOHN TODD HUMPHREY and ANGELA EATON DAVIDSON, as tenants by the entirety,** "Grantee"), all of Grantors' right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a plot 97 feet by 140 feet along the westerly line of the alley in the center of the block on the north side of Pitts Avenue, and between 26th and 28th Streets and further being parts of lots No. 3, 4, 5, in Block 21 on map of the Dabbs and E. Elliotts property at Old Hickory, of record in Map Book 547, Page 127, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning at a point in the northerly side of Pitts Ave. distant westerly from the westerly line of 28th St. 154 feet, which point is the westerly corner of the alley and running thence northerly and along the westerly line of the alley above referred to, a distance of 140 feet across the rear of lots 3, 4, 5, block 21 on above map, thence westerly thru lot 3, and parallel to the side lines of lot 3, and toward 26th St., a distance of 97 feet to a point, thence, southerly and parallel to the first course a distance of 140 feet to the northerly line of Pitts Ave., thence easterly and along the north line of Pitts Ave., 97 feet to the corner of the alley, the point or place of beginning and including "one" 1/2 inch water tap as conveyed in Deed of record in Book 1490, Page 143, said Register's Office.

Being the same property conveyed to John Todd Humphrey and Angela Eaton Davidson, by deed of record in Instrument No. 20181009-0100003, in the Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2601 Lakeshore Drive, Old Hickory, TN 37138.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

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.

In witness whereof, Grantors have caused this instrument to be dated and effective this 14 day of March, 2023.

GRANTORS:

JOHN TODD HUMPHREY

ANGELA EATON DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared JOHN TODD HUMPHREY and ANGELA EATON DAVIDSON. the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of MARCH, 2023.

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

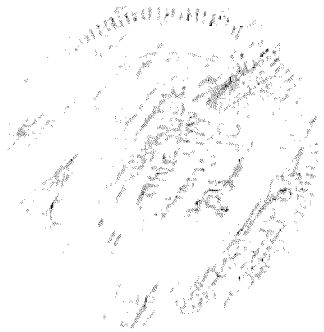
Subscribed and sworn to before me,
this 14 day of MARCH, 2023.

NOTARY PUBLIC

My Commission Expires: 9 MAY 2026

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTORS AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.



CERTIFICATE OF AUTHENTICITY

I, Knight Lancaster 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 March 14, 2023 (date of document).

Affiant Signature

3/16/23
Date

MICHELLE GOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of March, 2023

Notary's Signature

My Commission Expires: 9/7/26.