QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 986861 DEEDQC
03/30/2023 02:41:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230330-0023234

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Ryan Terrell Law, PLLC
1308 Rosa L. Parks Blvd.
Nashville, TN 37208

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
LAJUAN CLARK	**Same**	**81-10-140.00**
(NAME) **1855 Traditions Circle**	(NAME)	
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PHILLIP A. DAVIS, UNMARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

LAJUAN CLARK, MARRIED ("GRANTEE")

HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69, ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 ON THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 69 FRONTS 50 FEET ON THE SOUTH SIDE OF MARTHA STREET AND RUNS BACK BETWEEN PARALLEL LINES 244.4 FEET ON THE WESTERLY LINE AND 234.1 FEET ON THE EASTERLY LINE, TO AN ALLEY IN THE REAR, MEASURING 51 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP A. DAVIS, BY QUITCLAIM DEED FROM BOBBIE E. DAVIS OF RECORD IN INSTRUMENT NO. 20221108-0120017 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **2511 Delk Avenue, Nashville, TN 37208**

Witness our hands this the 29 day of March, 2023.

PHILLIP A. DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHILLIP A. DAVIS,** the within named bargainor, 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, this the 29 day of March, 2023.

MARIE HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

Notary Public

My Commission Expires: 7-7-2025