THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 991767 DEEDQC
04/13/2023 10:48:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230413-0027176

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel:
Joshua Lee Donnell & Chance Alford 1071 Rogers Road Lewisburg, TN37091	New Owner	083-13-0-149.00 083-13-0-150.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **JOSHUA DONNELL**, by these presents do hereby quitclaim and convey unto **JOSHUA DONNELL AND CHANCE ALFORD**, their heirs, successors and assigns, all his rights, title and interest in and to the following described tract of land:

Tract 1: 083-13-149.00

Land in Davidson County, Tennessee, being part of Lot No. 113 on the Plan of East Edgefield of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 113 fronts 7 feet on Lillian Street and extends back between lines 170 feet to a line in the rear.

Being the same property conveyed to Metropolitan Government by Quitclaim Deed from Dan C. Hicks and Ada R. Hicks, of record in Book 4111, page 155, Register's Office for Davidson County, Tennessee, dated March 01, 1967 and recorded on March 14, 1967.

Being the same property conveyed to Rebecca Jean Cox by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20001010-0100427, Register's Office for Davidson County, Tennessee, dated September 20, 2000 and recorded on October 10, 2000.

Being part of the same property conveyed to Joshua L. Hunter, a married man by Warranty Deed from Rebecca Jean Cox a/k/a Jean Cox, a widow, of record in Instrument No. 20220422-0046494, Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Being part of the same property conveyed to Joshua Donnell, unmarried by Warranty Deed from Joshua L. Hunter, a married man, of record in Instrument No. 20220506-0052676, Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 06, 2022.

Tract 2: 083-13-0-150.00

Land in Davidson County, Tennessee, being the Easterly 42.5 feet of Lot No. 113 and the Westerly 8.5 feet of Lot No. 112 on the Plan of East Edgefield, of record in Plat Book 21, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said Lots Nos. 112 and 113 front together, 51 feet on the Southerly side of Lillian, formerly Walnut, or Hickory Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Paul D. Cox and wife, Jean Cox by Warranty Deed from Bobby D. Williamson and wife, Rita D. Williamson of record in Book 6137, page 566, Register's Office for Davidson County, Tennessee, dated September 14, 1983 and recorded on September 15, 1983. The said Paul D. Cox having predeceased Jean Cox, leaving her as surviving tenant by the entirety. Further, the said Paul D. Cox devised the subject property to his wife, Rebecca Jean Cox by his Last Will and Testament recorded on October 10, 2000 in Instrument No. 20001010-0100426, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Joshua L. Hunter, a married man by Warranty Deed from Rebecca Jean Cox a/k/a Jean Cox, a widow, of record in Instrument No. 20220422-0046494, Register's Office for Davidson County, Tennessee, dated April 15, 2022 and recorded on April 22, 2022.

Being part of the same property conveyed to Joshua Donnell, unmarried by Warranty Deed from Joshua L. Hunter, a married man, of record in Instrument No. 20220506-0052676, Register's Office for Davidson County, Tennessee, dated April 28, 2022 and recorded on May 06, 2022.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 12th day of April 2023.

Joshua Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joshua Donnell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of April 2023.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this the 12th day of April 2023.

My commission expires: 9/8/25
(Affix Seal)

Notary Public

JOHN QUINTON HORNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025