Karen Johnson Davidson County
DEEDQC
Batch# 1002316 2 pgs
05/11/2023 12 06 19 PM
Fees: $12 00 Taxes $0 00
20230511-0035200

RECORD AND RETURN TO
Frank Reed and Sarah Gaffney
307 Gatewood Ave ,
Nashville, TN 37207

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 0 00$ AFFIANT Frank Reed SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of May, 2023 NOTARY PUBLIC My commission expires 09/02/2024

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY.
Jennifer L Pennell, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank Reed and Sarah Gaffney		
307 Gatewood Avenue Nashville, TN 37207	Same as Address of New Owner	071-11-0-193

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0 00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Frank Reed, unmarried,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Frank Reed, unmarried and Sarah Margaret Gaffney, unmarried, as tenants in common with rights of survivorship,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being the Easterly one-half of Lot No 52 on the Plan of Trinity Heights, as of record in Plat Book 161, Page 38, said Register's office and being more particularly described as follows

Said Easterly one-half of Lot No. 52 fronts 50 feet on the Northerly margin of Gatewood Avenue and runs back between parallel lines, one of which is the common line of said lot and Lot No 51 on the said Plan, 10 feet to the margin of an alley.

Being the same property conveyed to Frank Reed, unmarried, by Warranty Deed from Lawrence Massengill, single, dated April 5, 2023 and of record as Instrument No 20230413-0027299 in the Office of the Davidson County Register of Deeds

Being the same property conveyed to Lawrence Massengill, by deed from Ashley Nelson, married, dated March 31, 2016, and of record in Instrument No 20160404-0031684, said Register's office

WITNESS MY HAND, this 8 day of May, 2023

Grantor

Frank Reed

Frank Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Stephen Bisbee, **Frank Reed** 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 seal, this 8th day of May, 2023

STEPHEN BISBEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Stephen Bisbee

Printed Notary Name

My commission expires 09/02/2024