Karen Johnson Davidson County
Batch# 1005291 DEEDQC
05/19/2023 10:20:07 AM 3 pgs
Fees: $12.00 Taxes: $0.00
20230519-0037696

This Instrument Prepared By:
David Anthony / Exo Legal PLLC
PO Box 121616
Nashville, Tennessee 37212

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Jimmy Midgett 1229 Bellshire Drive Nashville, Tennessee 37207	New Owner	041-15-0-046.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **PETE KNESTRICK** ("Grantor") does hereby **transfer,** quitclaim and convey unto **JIMMY MIDGETT** ("Grantee"), his heirs, successors and assigns, all of Grantor's right, title and interest in, **including but not limited to a right of survivorship,** to a certain tract or parcel of land located in Nashville, Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 313 on the Plan of Bellshire Estates, Section A, of record in Book 2331, Page 116, Register's Office for said County.
>
> BEING the same property conveyed to Jimmy L. Midgett and wife, Carolyn R. Midgett, by deed from Harry Brewer and wife, Nina F. Brewer, of record in Book 4697, Page 649, Register's Office for Davidson County, Tennessee, as modified by that recorded Final Judgment of record at Book 7778, Page 484, said Register's Office, which conveyed an interest to Grantor.

This is improved property located at 1229 Bellshire Drive Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

Whenever 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, the Grantor has caused this instrument to be executed on this 28th day of April, 2023.

GRANTOR:

Pete Knestrick

Date: 4/28/23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, David Anthony, a Notary Public of this county, Pete Knestrick, 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, at office, this 28th day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 5/7/24

DAVID ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/7/24

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 10.00.

AFFIANT

Subscribed and sworn to before me, this 28 day of April, 2023.

Notary Public

My Commission Expires: 5/7/24

DAVID ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/7/24

DAVID ANTHONY
STATE OF TENNESSEE NOTARY PUBLIC
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