Karen Johnson Davidson County
Batch# 1069682 DEEDQC
11/08/2023 09:05:27 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231108-0087262

THIS INSTRUMENT PREPARED BY:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, Tennessee 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Peter D. Greaves	Same	082 16 0 445.00
913 Fatherland St		
Nashville TN 37206		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sharon Emerson, formerly known as Sharon E. Greaves, a resident of Davidson County, Tennessee (hereinafter, the "Grantor"), pursuant to the Marriage Dissolution Agreement dated ___ between Peter D. Greaves and Sharon E. Greaves, does hereby quitclaim and convey unto Peter D. Greaves, a resident of Davidson County, Tennessee (hereinafter, the "Grantee"), his successors and assigns, all of the Grantor's right, title and interest in and to those certain tracts or parcels of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (hereinafter collectively, the "Property").

This is improved property known as 913 Fatherland Street, Nashville, Tennessee 37206.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. The Grantor makes no representations or warranties whatsoever with regard to the Property or the Grantor's interest therein.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed as of 20 day of October, 2023.

Sharon Emerson

Sharon Emerson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Sharon Emerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Davidson County, Tennessee, this 20th day of October, 2023.

LORI JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Lori Jacobs

Notary Public

My Commission Expires: 1/23/2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

Peter Dudley Greaves

AFFIANT

Subscribed and sworn to before me
this 7 day ~~of October~~ NOV, 2023.

Notary Public

My Commission Expires: 7/27/27

RYAN R. JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot(s) 91, as shown on the map entitled Barrow's Addition of East Nashville, of record in Plan Book 1, page 93, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 91 fronts 50.0 feet on the northerly side of Fatherland Street and runs back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to JORDAN S. KELLER, TRUSTEE OF THE 913 FATHERLAND TRUST U/A/D AUGUST 4, 2014, by deed from CORNERSTONE INVESTMENTS, INC., of record in Instrument No. 20140820-0075653, dated August 15, 2014, Register's Office for Davidson County. Being further conveyed to WEST MAPLE REAL ESTATE, LLC, a Tennessee limited liability company, by Quitclaim Deed from JORDAN S. KELLER, TRUSTEE OF 913 FATHERLAND STREET TRUST U/A/D AUGUST 4, 2014, a/k/a/ THE 913 FATHERLAND TRUST, of record in Instrument No. 20150908-0090999, dated September 8, 2015, said Register's Office.

Being the same property conveyed to Peter D. Greaves and Sharon E. Greaves, Husband and Wife, by Warranty Deed from Maple Real Estate, LLC, a Tennessee limited liability company, of record in Instrument No. 20160411-0034291, in the Register's Office for Davidson County, Tennessee.