Karen Johnson Davidson County
Batch# 1076582 DEEDQC
11/30/2023 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092290

QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-2-2026 (AFFIX SEAL)

LAUREN DEGEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Davis Lamb, III and Ronald Coleman Jones	NEW OWNER	09107030200
(NAME)	(NAME)	
8119 Isabella Lane, Suite 105		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, that **WILLIAM DAVIS LAMB, III AND RONALD COLEMAN JONES**, HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **WILLIAM DAVIS LAMB, III AND RONALD COLEMAN JONES**, HEREINAFTER COLLECTIVELY CALLED THE GRANTEE, THEIR HEIRS, SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1: Land in Davidson County, Tennessee, being Lot No.. 1305, Block No. 180, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said Lot No. 1305 lying between Michigan Avenue and Kentucky Avenue and runs back between parallel lines 88 feet to a dead line.

Being a portion of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones, by Quitclaim Deed of Consolidation from William Davis Lamb, III and Ronald Coleman Jones, of record as Instrument No. 20221116-0122144, Register's Office for Davidson County, Tennessee.

TRACT 2: Land in Davidson County, Tennessee, being Lot No.. 1307, Block No. 180, Plan 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County. Said Lot No. 1305 lying between Michigan Avenue and Kentucky Avenue and runs back between parallel lines 88 feet to a dead line.

Being a portion of the same property conveyed to William Davis Lamb, III and Ronald Coleman Jones, by Quitclaim Deed of Consolidation from William Davis Lamb, III and Ronald Coleman Jones, of record as Instrument No. 20221116-0122144, Register's Office for Davidson County, Tennessee.

It is understood by Grantor and Grantee that this conveyance is subject to easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

THE PURPOSE OF THIS CONVEYANCE IS TO CREATE SEPARATE TAX PARCEL IDs FOR EACH OF THE ABOVE DESCRIBED LOTS.

unimproved ☐
This is improved ☒ property, known as 5402 Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of November, 2023.

WILLIAM DAVIS LAMB, III

RONALD COLEMAN JONES

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Davis Lamb, III and Ronald Coleman Jones, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of November, 2023.

Commission expires: 3/6/24

ADAM LAFEVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

Certificate of Authenticity

I, Lilly Turman ("Affiant"), do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-29-2023 (date).

Affiant Signature

11-29-2023
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 29 day of November, 2023.

Notary's Signature

My Commission Expires: 11-2-2026

Notary's Seal

LAUREN DEGEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY