Karen Johnson Davidson County
Batch# 1093138 DEEDQC
01/24/2024 08:06:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240124-0004478

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lee O. Molette II** ("Grantor"), a married man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Lee O. Molette, II,** (Grantee), a married man, all of his rights, title, and interests in the following described real property, to wit:

**Land in Davidson County, Tennessee being, the southerly part of Lot No. 6 on the Map of the Bransford Realty Company's Subdivision of Lots 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, as of record in Book 332, Page 166, Register's Office for said County, Tennessee/**

**Said part of said lot fronts 25 feet on the northerly side of Jefferson Street and extends back between parallel lines 137 feet on the easterly line and 131.57 feet on the westerly line to the right-of-way of I-265 and measures 25.56 feet thereon.**

**Being the same property conveyed to Lee O. Molette, II, a single man, by virtue of that certain Warranty Deed dated June 30, 2017, and being of record at Instrument No. 20170710-0069110 in the Register's Office of Davidson County, Tennessee.**

**Lee O. Molette, II is now married. However this property is for investment purposes and is not his primary residence.**

IN TESTIMONY WHEREOF I/we have executed this instrument the 22nd day of **January, 2024.**

**Lee O. Molette II**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Lee O. Molette II,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF ~~SHELBY~~ DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 22nd day of **January, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| | |
|---|---|
| PROPERTY ADDRESS: | **1614 Jefferson St., Nashville, TN 37208** |
| TAX PARCEL NO.: | **08115059700** |
| PROPERTY OWNER: | **Lee O. Molette, II** |
| OWNER'S ADDRESS: | 222 2nd Ave S, #1700, Nashville, TN 37201 |
| MAIL TAX BILLS TO: | new owner |

## Certificate of Authenticity

I, Holly A. Mason, 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 January 22, 2024.

Affiant Signature

1/22/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of January, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/6/2026