Return to:

Justin Noel Harding & Nicole Sams
2718 Bluefield Ave.
Nashville, TN 37214

Karen Johnson
Batch # 1132727
05/08/2024 03:15:41 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240508-0034031

QUITCLAIM DEED

Information in this document furnished by the parties and relied upon by the preparer of this document

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **Justin Noel Harding and Amanda Noelle Levering** do hereby bargain, sell, release, remise, quitclaim and convey unto **Justin Noel Harding and Nicole Sams, husband and wife,** all our rights, title and interest in and to the following described real estate, to-wit:

Property address: 2718 Bluefield Ave., Nashville, Tennessee 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 19 on the Map of Bluefields, of record in Book 843, Page 16, Register's Office for said County, and described as follows:

Beginning at a point in the northeasterly margin of Bluefield Avenue at the corner of Lots Nos. 18 and 19, thence with the line between said lots northeasterly 304.8 feet to the line of the property of the Tennessee Central Railroad; thence with their line south 3° 30' West 120 feet to a point, being a corner of the property conveyed to V.R. Dickerson and wife, by deed of record in Book 1126, Page 484, said Register's Office; thence with Dickerson's line southwesterly 209 feet to a point in the northeasterly margin of Bluefield Avenue; thence with the margin of the same northwesterly 80 feet to the point of beginning.

BEING the same property conveyed to Justin Noel Harding, an unmarried man, and Amanda Noelle Levering, a married woman, from Justin Noel Harding by Quitclaim Deed dated 09/08/21 and recorded 10/22/21 in Instrument No. 20211022-0142030, Register's Office for Davidson County.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 22nd day of April, 2024.

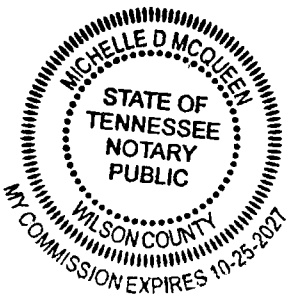
Justin Noel Harding

Amanda Levering
Amanda Noelle Levering

STATE OF TENNESSEE
COUNTY OF WILSON

On this 22nd day of April, 2024, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Justin Noel Harding and Amanda Noelle Levering** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Michelle D McQueen
Notary Public
My Commission Expires: 10-25-2027



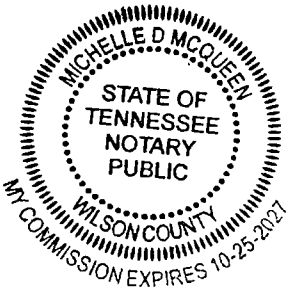
STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of April, 2024.

Michelle D McQueen
Notary Public
My Commission Expires:



Tax/Map ID & Parcel
096-01-0-096.00

New Owners:
Justin Noel Harding & Nicole Sams
2718 Bluefield Ave.
Nashville, Tennessee 37214

Send Tax Bills to :
Same as new owner

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027