Karen Johnson Davidson County
Batch# 1134201 DEEDQC
05/13/2024 11:26:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240513-0035010

THIS INSTRUMENT PREPARED BY:
Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Phillip C. Orange 1011 Shelby Avenue Nashville, TN 37206	New Owner	083-13-0-075.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Abigail R. Orange, a married woman,** by these presents does hereby quitclaim and convey unto **Phillip C. Orange, a married man,** his heirs, successors and assigns, all her right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being part of Lot Nos. 21 and 22 on the Map of Hanner's Subdivision as of record in Book 2, Page 43, Chancery Court at Nashville and further described according to a survey made by John Kohl & Co. dated March 29, 1984, as follows: Beginning at a point in the northerly margin of Shelby Avenue, said point being located 50 feet east of the easterly margin of a 16 foot alley, more or less; thence with said Avenue East 50 feet, more or less, to a point; thence north 132.9 feet, more or less, to a point; thence west 51.1 feet, more or less to a point, thence south 129.2 feet, more or less, to the point of beginning.

Being the same property conveyed to Justin Browne, a single man by Warranty Deed from Mike Slocum, Trustee of the Slocum Family Trust, dated November 29, 2016 and recorded December 2, 2016 in Instrument No. 20161202-0126569, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip C. Orange and Abigail R. Orange, husband and wife by Warranty Deed from Justin Browne, a single man, dated August 11, 2023 on August 14, 2023 in Instrument No. 20230814-0063056, Register's Office of Davidson County, Tennessee.

Being also known as 1011 Shelby Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 3rd day of May 2024.

Sarah Mazewood
Affiant

My commission expires:
(Affix Seal)

Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3rd day of May, 2024.

Abigail R. Orange

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Abigail R. Orange, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 3 day of May 2024.

Notary Public

My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 3, 2024** (date of document).

Affiant Signature

May 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25