Karen Johnson Davidson County
Batch# 1150988 DEEDQC
06/26/2024 09:59:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20240626-0047751

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: David Lukens, III, 918 W Eastland Ave, Nashville, TN 37206

Order Number: 73938545

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **DAVID LUKENS, III,** an unmarried man and **JANET K. WEAR,** a married woman, for Zero Dollars and 00/100 ($0.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **DAVID LUKENS, III,** an unmarried man, whose address is 918 W Eastland Ave, Nashville, TN 37206, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land Situated in the City of Nashville in the County of Davidson in the State of TN
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, ON THE PLAN OF J. R. LOVE'S SUBDIVISION OF THE MESSENGALE TRACT, AS OF RECORD IN BOOK 547, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID LOT NO. 11 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF WEST EASTLAND AVENUE, FORMERLY CLEVELAND STREET, AND RUNS BACK 211 FEET ON THE EASTERLY LINE AND 212 FEET ON THE WESTERLY LINE TO AN ALLEY, MEASURING 50 FEET THEREON.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY HAVING BEEN CONVEYED TO THE NASHVILLE HOUSING AUTHORITY, BY DEED OF RECORD IN BOOK 3673, PAGE 255, SAID REGISTER'S OFFICE, AS FOLLOWS:

PCL 73938545 QC101 01 01 04

LAND IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING A PORTION OF LOT NO. 11, ON THE PLAN OF J. R. LOVE'S SUBDIVISION OF THE MESSENGALE TRACT, AS OF RECORD IN BOOK 547, PAGE 4, REGISTER'S OFFICE FOR SAID COUNTY, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A NORTHERLY MARGIN OF A 15-FOOT ALLEY, SAID POINT BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED PROPERTY; THENCE ON A LINE IN A NORTHERLY DIRECTION A DISTANCE OF 45.0 FEET TO A POINT; THENCE WITH A LINE IN AN EASTERLY DIRECTION A DISTANCE OF 50.0 FEET TO A POINT, SAID POINT BEING IN THE EASTERLY MARGIN OF THE ABOVE MENTION PROPERTY; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERLY MARGIN OF SAID PROPERTY A DISTANCE OF 45.0 FEET, MORE OR LESS TO A POINT IN THE NORTHERLY MARGIN OF SAID 15-FOOT ALLEY; THENCE IN A WESTERLY DIRECTION WITH THE NORTHERLY MARGIN OF SAID ALLEY A DISTANCE OF 50.0 FEET, MORE OR LESS TO THE POINT OF BEGINNING, AND CONTAINING 2,250 SQUARE FEET, MORE OR LESS.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 082 08 0 129.00
Street address of property: 918 W Eastland Ave, Nashville, Tennessee 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190506-0042326 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: DAVID LUKENS, III, 918 W Eastland Ave, Nashville, TN 37206

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Signed this 13 day of June, 2024

Signature(s) of Grantor(s):

David Lukens, III

signed in counterpart
Janet K. Wear

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 13 day of June, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **David Lukens, III ~~and Janet K. Wear~~**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Takisha Murphy
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

PCL 73938545 QC101 01 03 04

Signed this 23 day of May, 2024

Signature(s) of Grantor(s):

signed in counterpart
David Lukens, III

Janet K. Wear

STATE OF TEXAS, COUNTY OF DALLAS, SS:

BE IT REMEMBERED That on this 23rd day of May, 2024 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came ~~**David Lukens, III and**~~ **Janet K. Wear**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

OMER ABDULHAMEED
Notary Public, State of Texas
Comm. Expires 03-13-2027
Notary ID 131928734

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

PCL 7938545 QC101.01.03.04

OATH OF CONSIDERATION

I, David Lukens, III, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Accurate and Correct.

Signed this 13 day of June, 2024.

Signatures of Affiant(s):

David Lukens, III

Sworn and subscribed before me this 13 day of June, 2024.

Takisha Murphy

Notary Public

TAKISHA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

PCL 73938545 QC101 01 04 04

EXHIBIT A – LEGAL DESCRIPTION

All that lot of ground situate in the County of Davidson and Commonwealth of Tennessee and described as follows, to-wit:

Land Situated in the City of Nashville in the County of Davidson in the State of TN
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, ON THE PLAN OF J. R. LOVE'S SUBDIVISION OF THE MESSENGALE TRACT, AS OF RECORD IN BOOK 547, PAGE 4, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

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Subject to all legal roads, easements, and restrictions.

Being the same property conveyed to DAVID LUKENS, III, an unmarried man, by deed dated May 2, 2019, and recorded on May 6, 2019, ~~in Deed Book _____, Page _____ of the Davidson County Clerk's records.~~
in Instrument # 20190506-0042326 of the Davidson County Clerk's records.
Tax ID: 082 08 0 129.00

Property Address: 918 W Eastland Ave, Nashville, TN 37206

Tennessee Certificate of Authenticity

I, KenNisha Brisco, 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 June 13, 2024.

Name: KenNisha Brisco

Date: June 25, 2024

State of Michigan

County of Wayne

Sworn to and subscribed before me this 25th day of JUNE, 2024.

LISA N Bush, Notary Public

Lisa N Bush
Notary Public State of Michigan
Wayne County
My Commission Expires 7/30/2028
Acting in the County of Wayne

My Commission Expires: 7-30-2028