This Instrument Was Prepared By:

James D. Kay, Jr.
Kay Griffin Evans, PLLC
222 Second Ave. North, Suite 340M
Nashville, TN 37201
(615) 742-4800

Karen Johnson Davidson County
Batch # 1151052 DEEDQC
06/26/2024 11:14:55 AM 3 pgs
Fees: $18.00 Taxes: $1.85
20240626-0047839

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $500.00

Affiant

Subscribed and sworn to before me on this 24th day of June 2024.

ELEANOR VERA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Notary Public
My Commission Expires: 05.03.2027

New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Jonathan Edward Sewell 477 Chestnut Street Nashville, TN 37203	Jonathan Edward Sewell 477 Chestnut Street Nashville, TN 37203	105-04-0-320.00

FOR AND IN CONSIDERATION of the sum of Five Hundred and No/100 Dollars ($500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James D. Kay, Jr. (the Grantor"), by these presents hereby quitclaims to Jonathan Edward Sewell, an individual (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title and interest, if any, in and to certain real property located in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This is unimproved property located at 0 Creek Street, Nashville, Tennessee.

The Property is conveyed subject to the real estate taxes for the year 2024 and subsequent years, a lien, but not yet due and payable, and all limitations, restrictions and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 24 day of June 2024.

GRANTOR:

James D. Kay, Jr.

STATE OF TENNESSEE)
DAVIDSON COUNTY)

I, Eleanor Williams, a Notary Public in and for said County, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in such capacity and with full authority, executed the same voluntarily as aforesaid as of the day of the same bears date.

Subscribed and sworn to before me on this 24th day of June 2024.

Eleanor Williams
Notary Public
My Commission Expires: 05.03.2027

ELEANOR VERA WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

EXHIBIT A

DESCRIPTION OF PROPERY

LAND in Davidson County, Tennessee, being part of Lot No. 25 on the Plan of Old Fairground property, as of record in Book No. 21, page 116, Register's office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Creek Street, formerly Breen Avenue, at Davis' southwest corner; thence with the easterly margin of said Street southerly 35 feet, more or less, to Rost's northwest corner; thence with his northerly line easterly 85 feet, more or less, to the westerly margin of an alley; thence with said alley northerly line 35 feet, more or less, to Davis' southeast corner; thence with his southerly line westerly 85 feet, more or less, to the beginning.

Being the same property conveyed to James D. Kay, Jr. from Trenton Dean Watrous, as the Personal Representative of the Estate of Charles William Dorris instrument number 20230530-0040688, Register's Office for Davidson County, Tennessee.