Karen Johnson Davidson County
Batch# 1216573 DEEDQC
12/16/2024 11:23:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20241216-0097385

QUITCLAIM DEED

CHERYL D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of December, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-543

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Edward James Hole and Gretchen Lee Petrie	Same as owner	072 10 0 223.00
(NAME) 1700 Northview Avenue	(NAME) 1700 Northview Avenue	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Edward James Hole**, married (the "**Grantor**), by these presents does hereby quitclaim, transfer and convey to **Edward James Hole and Gretchen Lee Petrie, husband and wife**, (the "**Grantees**"), their heirs and assigns, all his/her/their right, title, and interest in that certain property in Davidson County, Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

This is improved property located at 1700 Northview Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 6 day of December, 2024.

GRANTOR:

Edward James Hole

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Edward James Hole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6 day of December, 2024.

CHERYL D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 7-7-2025

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, beginning at a point in the Westerly margin of Northview Avenue 424 feet South of center line of Moneta Avenue, said point being the Southeast corner of the property conveyed to Walter J. Edwards and wife, as of record in Book 1431, Page 341, said Register's Office; thence along Edwards South line Westerly 146.4 feet more or less to a point in the East line of the right of way of the L & N Railroad; thence with the line of same Southerly 70 feet more or less to a point which is the center Line of Otay Avenue extended; thence along the center line of said Avenue, South 86 degrees East 151.3 feet to the Westerly margin of Northview Avenue; thence with the margin of same Northerly 70 feet more or less to the beginning.

Being the same property conveyed to Edward James Hole III, a single man, by Warranty Deed from Brian Jackson, unmarried, of record in Instrument No. 20191127-0122826, in the Register's Office of Davidson County, Tennessee, dated November 22, 2019 and recorded on November 27, 2019.

TRUE COPY CERTIFICATION

I, Taylor Bridgman, 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 December 16th, 2024.

Taylor Bridgman
Signature

Date: December 16th, 2024

STATE OF Alabama)
)
COUNTY OF Marion)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Taylor Bridgman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and seal at office this 16th day of December 2024.

TERESA SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

Teresa Smith
NOTARY PUBLIC

My Commission Expires: 2/9/2028