**This instrument prepared by:**

**Windmill Title, LLC**
**7103 Bakers Bridge Ave., Ste 103**
**Brentwood, TN 37027**
**Phone: (615) 613-0483**

Davidson County DEEDQC
Recvd: 05/19/17 10:25 3 pgs
Fees:17.00 Taxes:0.00
**20170519-0049881**

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this the 18 day of May, 2017.

NOTARY PUBLIC

My Commission Expires: 5.25.20

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**NEW OWNER:**

Derrick R. Davis and Kathleen Tygard
633 River Rouge Dr.
Nashville, TN 37209

**SEND TAX BILLS TO:**

New owner

**MAP/PARCEL:**

**091 12 0 080.00**

## QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Derrick R. Davis, unmarried (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Derrick R. Davis and Kathleen Tygard, unmarried, as joint tenants with right of survivorship, each as to the other (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

*Land in Davidson County, being the east one-half of Lots Number 27 and 29 and the east one-half of the South 24 feet of Lot Number 31 of Block 100, Plan Number 1, West Nashville, of record in Plat Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee. Said parts of said Lots front 80 feet on the north side of Georgia Avenue and run back between parallel lines 74 feet to a dead line.*

*Being the same property conveyed to Derrick R. Davis, unmarried, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20120402-0027820 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 2, 2012.*

*This property is commonly known as 4604 Georgia Avenue Nashville, TN 37209-2322.*

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on the following page]

IN WITNESS WHEREOF, effective this the 17 day of MAY, 2017.

GRANTOR:

Derrick R. Davis

**NOTE:**
**THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.**

**STATE OF** TN

**COUNTY OF** Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derrick R. Davis with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 17TH day of MAY, 2017.

NOTARY PUBLIC

My Commission Expires: 5.25.20

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20171279R

# True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

