THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170066186 DEEDQC
Recvd: 08/02/17 08:39 2 pgs
Fees:12.00 Taxes:0.00
20170802-0078336

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Sade Larisha Davis<br>313 Edwin Street<br>Nashville, TN 37207 | Franklin Synergy Bank<br>134 Pewitt Drive, suite 100<br>Brentwood, TN 37027 | 071-07-0-282.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **EVELYN DAVIS**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **SADE LARISHA DAVIS**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot 1, on the Final Plat of Resubdivision of Lot 23 on the Plan of Trinity Heights, of record in Plat at Instrument No. 20170705-0067468, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to John Davis and Evelyn Davis, by deed from Timothy W. Davis and wife, Elissa Deon Davis of record in Book 11538, page 872, filed on 06/22/1999, Register's Office for Davidson County, Tennessee. John Davis since died leaving Evelyn Davis as the surviving Tenant by the Entirety.

This is improved property known as **313 Edwin Street, Nashville, Tennessee 37207**.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 28 day of **July, 2017**:

Evelyn Davis

**Evelyn Davis**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EVELYN DAVIS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28 day of July, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28 DAY OF JULY, 2017:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON