File No.

QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 16150 DEEDQC
10/20/2017 01:18:44 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171020-0107718

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of Oct, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Mills, Attorney
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Belinda Scott	Same	092 05 0 109.00
(NAME) 923 34th Ave North	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Belinda Scott, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM** , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Belinda J. Scott, an unmarried woman,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of the East 150 feet of Block 47 on the Plan of Midway, as of record in Book 421, Page 11, Register's Office.

Said part of said Block 47 fronts 50 feet on the West side of 34th Avenue North, and runs back between parallel lines, parallel to and 50 feet North of Clare Avenue, 150 feet to an alley.

Being the same property conveyed to Belinda Scott by heirship from Jacqueline W. Davis, of record in Affidavit of Heirship, Instrument No 20091012-0094694 and Instrument No. 20100824-0066875, Register's Office for said County, Recorded on August 24, 2010.

Being the same property conveyed to Jacqueline W. Davis by deed from David M Regen and wife Lieselotte W Regen, of record in Book 4741, page 122, Register's Office for said County, dated August 24, 1973, and Recorded on August 27, 1973.

Jacqueline W. Davis having deceased on February 4, 2009, leaving her only heir-at-law of said property, Belinda Scott by Petition for Letters of Administration Probate, of record in Docket No. 09P724, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a copy of which is attached hereto as Exhibit and record in Register's Office for Davidson County, Tennessee.

Belinda Scott and Belinda J, Scott being one in the same person.

This is improved ☒ property, known as 923 34th Ave North Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hands this 11 day of Oct, 2017.

Belinda Scott

Belinda Scott

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Belinda Scott the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 11 day of Oct, 2017.

Commission expires: 2-25-17

Notary Public

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

Return To:
ATHENS TITLE & ESCROW L.L.C.
5115 MARYLAND WAY
BRENTWOOD, TN 37027