FILE NUMBER
MAI-182517

Bill Garrett Davidson County
Batch# 84805 DEEDQC
04/26/2018 09:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180426-0039281

REGISTER'S USE ONLY:

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Trustee
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 24 DAY OF April, 2018.

SEAL
NOTARY PUBLIC
COMMISSION EXPIRES: 3/23/2021

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
SAME AS NEW OWNER

NEW OWNER:
DAVID BOTROUS
2434 BROADVIEW DR.
NASHVILLE, TN 37217

QUIT CLAIM DEED

This indenture is made and entered into this 23rd day of April, 2018 between EVETTE SAVAGE, AS TRUSTEE OF THE DAVIDSON 626 LANE LAND TRUST, a Tennessee Revocable Trust dated March 23, 2018 (hereinafter referred to as "GRANTOR") and DAVID BOTROUS (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 570 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.

Being the same property conveyed to James W. Carney Jr. and wife, Diantha Mae Carney by Warranty Deed from Cumberland Builders, Inc. dated May 26, 1990 and recorded August 2, 1990 in Book 8166, Page 335, in said Register's Office for Davidson County, Tennessee. The said Diantha Mae Carney having died on April 11, 2015 leaving James W. Carney Jr. as the surviving tenant by entirety.

Also being the same property conveyed to EVETTE SAVAGE, AS TRUSTEE OF THE DAVIDSON 626 LANE LAND TRUST by Warranty Deed from James W. Carney Jr. and wife, Diantha Mae Carney Instrument No. 20180425-0038962, in said Register's Office for Davidson County, Tennessee.

TAX PARCEL # 059 11 0 246.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 626 Lane Drive, Nashville, TN 37207. In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Trustee

EVETTE SAVAGE, AS TRUSTEE OF THE
DAVIDSON 626 LANE LAND TRUST

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared EVETTE SAVAGE, AS TRUSTEE OF THE DAVIDSON 626 LANE LAND TRUST, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 20 day of April, 2018.

SEAL

KENNETH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 3/23/2021

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

