Bill Garrett Davidson County
Batch# 120871 DEEDQC
07/25/2018 02:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180725-0072621

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION, FOR THIS TRANSFER IS $ -0-

Karen Frank
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th DAY OF July, 2018.

NOTARY PUBLIC

My Commission expires: 1.10.21

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 18050072

Address of New Owner	Send Tax Bills To:	Tax Information:
John Sain and Rachel E. Sain, Husband and Wife 4115 Edwards Avenue Nashville, TN 37216	Same	061-06-0-095.00

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 24 day of July, 2018, by and between **Rachel E. Sain**, (hereinafter referred to as "Grantor"), and **John Sain**, (hereinafter referred to as "Grantee"):

WITNESSETH:

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Rachel E. Sain**, Grantor herein does hereby acknowledged, have bargained and sold and hereby convey, remise, release and forever quitclaim unto my husband, **John Sain**, her heirs and assigns such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

Land in Davidson County, Tennessee, being the northerly 90 feet of Lot No. 136 and the southerly 10 feet of Lot No. 135 on the Plan of Maplewood Heights Subdivision for J. E. Saunders, of record in Plat Book 547, Pages 77 and 78, Register's Office of Davidson County, Tennessee.

Said property adjoins and fronts together 100 feet on the westerly margin of Edwards Avenue and extends back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Robert F. Roberts, unmarried, by Warranty Deed from David J. Christian and wife, Linda N. Christian, dated 07/21/1988 and recorded on 07/26/1988 in Book 7609, Page 510, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Robert F. Roberts and Sharon L. Roberts, husband and wife, by Quitclaim Deed from Robert F. Roberts, a now married man, dated 07/15/2004 and recorded on 07/25/2004 in Instrument No. 20040726-0088955, RODCT. Said property being divested out of Sharon L. Roberts by Final Decree of Divorce, in the Fourth

Circuit Court for Davidson County, Tennessee, Case No. 11D259, dated 07/20/2015 of record in Instrument No. 20111208-0096033, RODCT. Further being the same property conveyed to Robert Forrest Roberts, unmarried, and Rachel Sain, unmarried, joint tenants with rights of survivorship, by Quitclaim Deed from Robert Forrest Roberts, unmarried, dated 03/09/2012 and recorded on 03/19/2012 in Instrument No. 20120319-0023312, RODCT. Further being the same property conveyed to Rachel Sain by Quitclaim Deed from Robert Forrest Roberts and Rachel Sain dated 04/02/2015 and recorded on 10/16/2015 in Instrument No. 20151016-0105746, RODCT, as corrected in Instrument No. 20151118-0117088, RODCT).

**Rachel E. Sain and Rachel Sain are one and the same person.

This is improved property generally located:
4115 Edwards Avenue, Nashville, TN 37216

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This conveyance is made pursuant to the provisions of Tennessee Code Annotated §66-1-109, and for the express purpose of creating a tenancy by the entirety in and to the above-described property in said **John Sain and Rachel E. Sain, Husband and Wife**, so that the entire property, upon the death of either, will pass to the other.

IN WITNESS WHEREOF, **Rachel E. Sain,** has caused this instrument to be executed, this the 24 day of July, 2018.

Rachel E. Sain

Rachel E. Sain

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Rachel E. Sain**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the within instrument for the purposes therein contained.

This the 24 day of July, 2018.

My commission Expires: 10-30-21

MARK J. LECLAIR
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

NOTARY PUBLIC

Mark LeClair

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

This the 24th (KK) day of July, 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY