Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
155 Franklin Road, Suite 125
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

Bill Garrett Davidson County
Batch# 128304 DEEDQC
08/13/2018 01:02:20 PM 2 pgs
Fees: $13.00 Taxes: $296.00



20180813-0079691

NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
David M. Ivens
408 Springhill Drive
Smyrna, TN 37167

Send Tax Bills To:
David M. Ivens
408 Springhill Drive
Smyrna, TN 37167

Map and Parcel No.
119 - 06 - 73

FOR AND IN CONSIDERATION of Eighty Thousand Dollars ($80,000.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Regina D. Ivens** ("Grantor"), this day has bargained and sold, and hereby quitclaim, convey and transfer unto **David M. Ivens** ("Grantee") her entire interest, that being a fifty percent (50%) interest as Tenants in Common, in and to a certain tract of land in the Sixth Civil District of Davidson County, Tennessee, described more fully as follows:

BEGINNING at a point in the south line of Elberta Street if said street were produced in a straight line across Miller Street, said point of beginning being 200 feet east of the east line of Miller Street; thence east, along the projection of the south line of Elberta Street, 100 feet to a point; thence in a southerly direction, at right angles, 160 feet to a point; thence in a westerly direction, parallel with the projection of Elberta Street, 100 feet to a point; thence in a northerly direction, 160 feet to the point.

(Description from prior deed of record).

Being the same property conveyed in part to **Regina D. Ivens, David M. Ivens, Jessica Ivens, Stephen Ivens** and **Lacy Ivens**, by Quitclaim Deed from **Regina D. Ivens, Trustee, Family (Credit Shelter) Trust U/A dated May 24, 1996**, dated August 11, 2018, of record in Instrument Number 20180813-0079689, Register's Office, Davidson County, Tennessee.

This is unimproved property known as 85 Elberta Street, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantors hereby affix their signatures on this the 11th day of August, 2018.

Regina D. Ivens
Regina D. Ivens

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is Eighty Thousand Dollars ($80,000.00).

Regina D. Ivens
Affiant

Sworn to and subscribed to before me, this the 11th day of August, 2018.

Viola R. Jontz
Notary Public

VIOLA R. JONTZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: 01-08-2019

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 **Regina D. Ivens**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2018.

Viola R. Jontz
Notary Public

VIOLA R. JONTZ
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

01-08-2019