Karen Y Johnson Davidson County
Batch# 137627 DEEDQC
09/06/2018 02:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180906-0088431

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Emily Vernell Smith now known as Emily Sanderfur** ("Grantor"), a married woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Emily Sanderfur,** (Grantee), a married woman all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, Being Lot No. 139 on the Map of Haynes Estates, Section 3, as of record in Book 4175, Page 80, Register's Office for said County.

BEGINNING at a point in the Northeasterly margin of Lytle Drive, said point being the common corner of Lots No. 138 and 139; thence in a Northwesterly Direction along the said margin of said drive, 96.22 feet to a point, the beginning of a curve to the right; thence around said curve in a Northeasterly Direction 39.27 feet to a point in the Southeasterly margin of Boyd Drive; thence along the said margin of said drive, and with a slight curve, and in a Northeasterly direction 77.31 feet to a point at the common corner of Lots Nos. 139 and 140; thence in a Southeasterly direction along the dividing line between said lots 105.12 feet to a point in the Northwesterly Line of Lot No. 138; thence along the dividing line between Lots No. 138 and 139, and in a Southwesterly direction 104.65 feet to a point in the Northeasterly margin of Lytle Drive, the point of beginning.

FOR INFORMATION PURPOSES ONLY: 4064 Boyd Drive, Nashville, TN 37218

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quitclaim Deed of record at Instrument Number **Book 10966, Page 21** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 5th day of **September, 2018.**

Emily Sanderfur

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Emily Sanderfur** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **5th day of September, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the **5th day of September, 2018.**

NOTARY PUBLIC

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 09/25/2019

PROPERTY ADDRESS:	**4064 Boyd Dr** **Nashville, TN 37218**
TAX PARCEL NO.:	**05909008600**
PROPERTY OWNER: OWNER'S ADDRESS:	**Emily Sanderfur** **3005 Kings Lane** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Owner at owner's address**

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/23/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-23-2019