THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 142030
PARCEL: 046.00

NEW OWNER'S ADDRESS:
Janet Davidson & Brent M. Davidson
7305 Cavalier Road
Nashville, TN 37221

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Road
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 147364 DEEDQC
10/01/2018 01:46:59 PM 2 pgs
Fees: $12.00 Taxes: $0.00



20181001-0097167

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANCY AS TENANTS IN COMMON

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants in common with right of survivorship, I, Janet Davidson, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 384 on the Plan of Walnut Hill Manor, Section I, as of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet Davidson and Virginia M. Davidson by Deed dated 3/30/94 from Tony VanBrackle of record in Book 9307, Page 99, Register's Office for Davidson County, Tennessee. Virginia M. Davidson now being deceased, having died 8/1/2001.

This is (X) improved ( ) unimproved property known as: 7305 Cavalier Road, Nashville, TN 37221.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Janet Davidson, an unmarried woman and Brent M. Davidson, an unmarried man as tenants in common with right of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 24th day of September, 2018.

Janet Davidson

Janet Davidson

Tammy Mellons

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Janet Davidson, the Bargainor, 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.

WITNESS my hand an official seal this the 24th day of September, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 24th day of September, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Janet Davidson

Affiant

Sworn and subscribed before me, this the 24th day of September, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County