QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 188452 DEEDQC
01/25/2019 03:16:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190125-0007679

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ann R. Sawyer	**Same**	**118-09-0 063.00**
(NAME)	(NAME)	
1021 Woodmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANN SAWYER PACE AND DOROTHY S. SAWYER ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

ANN R. SAWYER ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EAST 90 FEET OF LOT NO. 31 ON THE MAP OF LEONTE SUBDIVISION, NOT OF RECORD, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY W. B. SOUTHGATE, SURVEYOR, IN DECEMBER, 1936, AND MARCH 1938, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF WOODMONT BOULEVARD 400 FEET EAST OF THE EASTERLY MARGIN OF GRANNY WHITE PIKE, AT THE CORNER OF LOT NOS. 31 AND 32; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHERLY 198 FEET TO THE CORNER OF SAID LOTS AND LOT NOS. 51 AND 52; THENCE WITH THE LINE BETWEEN LOT NOS. 31 AND 52 WESTERLY 90 FEET TO A POINT; THENCE NORTHERLY 200 FEET, MORE OR LESS, TO THE SOUTH MARGIN OF WOODMONT BOULEVARD; THENCE WITH THE MARGIN OF THE SAME, EASTERLY 90 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ANN SAWYER PACE AND DORTHY S. SAWYER, BY WARRANTY DEED FROM RYAN WALLACE AND BRANDON SHERIFF, OF RECORD IN INSTRUMENT NUMBER 20140205-0010195, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ANN SAWYER PACE, HAVING SINCE DIVORCED, IS NOW KNOWN AS ANN R. SAWYER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1021 Woodmont Blvd., Nashville, TN 37204**

Witness our hands this the 23rd day of January, 2019.

ANN R. SAWYER

DOROTHY S. SAWYER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN R. SAWYER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2019.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DOROTHY S. SAWYER,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2019.

Notary Public

My Commission Expires: 7-4-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY