RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 199497 DEEDQC
02/27/2019 08:27:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190227-0017584

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Mary Morgan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF February, 2019.

Tabatha Edwards
NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet Levenhagen 6002 Louisiana Ave. Nashville, TN 37209	NEW OWNER	091-06-0-001

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Katherine Delia Levenhagen Stewart and Kimberly Abagail Levenhagen,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Janet Levenhagen, a widow,** her heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING part of Block 9 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being the westerly 7 feet of Lot No. 1 and the easterly 28 feet of Lot No. 3 on the unrecorded subdivision of the westerly part of Block 9, described as follows:

BEGINNING on the northerly margin of Louisiana Avenue at a point 43 feet west of the northwest corner of said Avenue and 60th Avenue North; thence with the northerly margin of Louisiana Avenue, westwardly 35 feet; thence northwardly 150 feet to the southerly margin of an alley; thence with said alley eastwardly 35 feet; thence southwardly 150 feet to the beginning.

Being the same property conveyed to Max Levenhagen, by Quitclaim Deed from Delia Levenhagen, unmarried, of record in Deed Book 9387, Page 310, in the Register's Office of Davidson County, Tennessee, dated June 16, 1994 and recorded on July 24, 1994. The said Max Levenhagen married Janet Levenhagen on March 15, 1979 **and subsequently died on September 16, 2014, thereby vesting title to his heirs at law: Janet Levenhagen, Katherine Delia Levenhagen Stewart and Kimberly Abagail Levenhagen. SEE ALSO: Affidavit of Heirship recorded at Instrument No. ___**201902270017583**_____, Register's Office for Davidson County, Tennessee.**

WITNESS OUR HAND, this 11 day of February, 2019.

Katherine Delia Levenhagen Stewart

Katherine Delia Levenhagen Stewart

Kimberly Abagail Levenhagen

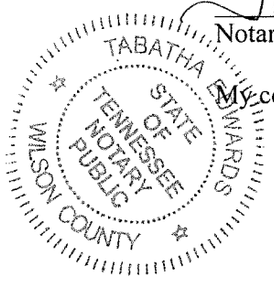
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Katherine Delia Levenhagen Stewart and Kimberly Abagail Levenhagen**, the bargainor(s), with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of February, 2019.

Tabatha Edwards

Notary Public



My commission expires: 11-5-19

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020