Karen Johnson Davidson County
Batch# 201162 DEEDQC
03/01/2019 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190301-0019003

This Instrument Prepared by:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is: $0.00

Affiant

Subscribed and sworn to before me this 10 day of August, 2018.

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 4-24-19

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Peggie H Davidson 1217 Chickadee Circle Nashville, TN 37076	Peggie H Davidson 1217 Chickadee Circle Nashville, TN 37076	098-06-0B-065.00-C

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of **Lewis E Davidson, married,** has bargained and sold and does hereby quitclaim, transfer and convey all his right, title and interest which they may have in the hereinafter described property to **Peggie H Davidson, married,** her heirs and assigns, forever, being that property located and situated in **Davidson County, Tennessee**, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. A of Lot 58D on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions, and Restriction for the Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument 20051122-0141076 and as shown on the plat of record in Instrument 20051104-0133897 and see Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067981, Register's Office for Davidson county, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Peggie H Davidson and Lewis E Davidson, wife and husband, their heirs and assign, from S. Lynette Herndon and John Paul Wiggs, Jr. Co-Trustees, Wiggs Family Living Trust Agreement dated June 30, 2014 by Warranty Deed, of record in Instrument No. 20180716-0068941, Register's Office for Davidson County, Tennessee, dated July, 12th 2018 and recorded on July 16th 2018.

Being also known as ~~1216~~ 1217 Chickadee Circle, Nashville, TN 37076.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record and all matters as shown on the plan of record, all in the Register's office for Sumner County, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purposes thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEREOF, I have hereunto set my hand and signature on this the 10 day of August, 2018.

Lewis E Davidson

Lewis E Davidson

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Lewis E Davidson**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10 day of August, 2018.

NOTARY PUBLIC
My Commission Expires: 4.24.19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY