QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 211451 DEEDQC
03/29/2019 09:56:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190329-0028454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2019

Notary Public

MY COMMISSION EXPIRES: 05-02-2022
(AFFIX SEAL)

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

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)
K. Gay Angel	**Same**	**143020A07000CO**
(NAME)	(NAME)	
613 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

JAMES H. ANGEL AND WIFE, KAREN GAY ANGEL ("GRANTOR")

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

KAREN GAY ANGEL ("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:

BEING LOT NO. 70 ON THE PLAN OF HARPETH TRACE ESTATES, SECTION THREE, AS OF RECORD IN PLAT BOOK 5200, PAGES 751, 752 AND 753, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JAMES H. ANGEL AND WIFE, K. GAY ANGEL, BY WARRANTY DEED FROM JOHN R. BEASEY, OF RECORD IN BOOK NUMBER 6475 PAGE 579, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID JAMES H. ANGEL, HAVING SINCE DIED ON MAY 5TH, 1999, LEAVING SAID PROPERTY TO HIS WIFE, K. GAY ANGEL.

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: **613 Harpeth Trace Drive, Nashville, TN 37221**

Witness our hands this the 27th day of March, 2019.

Karen Gay Angel
KAREN GAY ANGEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN GAY ANGEL,** 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 27th day of March, 2019.

Katherine Vincent
Notary Public

My Commission Expires:

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020