PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

THIS INSTRUMENT PREPARED BY:
WARRANTY TITLE INSURANCE COMPANY
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
(615) 930-0280

Karen Johnson Davidson County
Batch# 265046 DEEDQC
08/01/2019 09:05:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190801-0075835

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $None.

Lanita Moore
AFFIANT

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Subscribed and sworn to before me, this 26th day of July, 2019.

Christine L. Lind
Notary Public

My Commission Expires: 11·22·21

Address New Owners as Follows:
Jeanette W. Buchanan/Lanita J. Moore
447 Monticello Street
Nashville, TN 37207

Send Tax Bills To:
New Owners

Map-Parcel Number:
71-1A-30

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **JEANETTE W. BUCHANAN, UNMARRIED,** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **JEANETTE W. BUCHANAN AND LANITA J. MOORE, BOTH UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** ("Grantee"), all right, title and interest of the Grantor in and to certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot 30, The Woods at Monticello, Phase 1, as shown on plat of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jeanette W. Buchanan and husband, Davie Buchanan aka David Buchanan by Warranty Deed from Better House, Inc., a Tennessee Corporation, dated August 17, 2012, of record in 20120823-0075706, Register's Office for Davidson County, Tennessee. And further conveyed to Jeanette W. Buchanan by Quitclaim Deed from David Buchanan, dated May 1, 2016, of record in Instrument No. 20161024-0112313, said Register's Office.

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

WITNESS my hand this 26th day of July, 2019.

JEANETTE W. BUCHANAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared **JEANETTE W. BUCHANAN**, the within named 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, at office, this 26th day of July, 2019.

Christine L. Lind
Notary Public

My Commission Expires: 11·22·21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

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