Karen Johnson Davidson County
Batch# 274996 DEEDQC
08/22/2019 09:14:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190822-0084330

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Sandy Nelson	(NAME) New Owner	Map 050-15 Parcel 107
(STREET ADDRESS) 118 Jackson Lane		
(CITY) (STATE) (ZIP) Hendersonville, TN 37075	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **SANDY NELSON, AN UNMARRIED WOMAN,** Grantor, does hereby quitclaim and convey unto **SANDY NELSON, AN UNMARRIED WOMAN**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in SUMNER County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 544 on the Plan of Parkwood Estates, Section Three, of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tom Nelson and wife Sandy Nelson by Warranty Deed from Bill Grizzle and wife Barbara Grizzle and R. E. Loftin and wife Bobbie Jean Loftin and Thomas R. Medlin Jr. and wife Cynthia Medlin Reserving a Life Estate in the name of Vernon E. Grizzle and wife Bessie O. Grizzle.

Tom Nelson having since deceased on June 6, 2019, thereby vesting the subject property in Sandy Nelson as surviving tenant by the entirety.

The property address is: 3218 Crislynndale Drive, Nashville, TN 37207

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 21 day of August, 2019.

Affiant

My commission expires: 3/2/24
(Affix Seal)

Notary Public

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Witness my hand this 21 day of August, 2019.

Sandy Nelson (Sandy)
Sandy Nelson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21 day of August, 2019, before me personally appeared Sandy Nelson, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 21 day of August, 2019.

Diane Stinson
Notary Public

5-20-2020
My Commission Expires:

