This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
150 3rd Ave. South, Suite 1100
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 277584 DEEDQC
08/29/2019 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190829-0087214

QUITCLAIM DEED

Address New Owners:
Joann Rae Reynolds
3900 Nebraska Avenue
Nashville, TN 37209

Send Tax Bills To:
Tax Department
Attention: SunTrust - 0011883
P. O. Box 92370
Rochester, NY 14692

Map/Parcel Number:
90-16-0-228

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Richard Larry Reynolds (the "Grantor"), does hereby quitclaim, transfer and convey all his right, title and interest in and to the following described property to Joann Rae Reynolds, also known as Joann Pittman Reynolds, (the "Grantee"), in fee simple, said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Being Lot No. 407 on the Plan of Charlotte Park, Section 5, as of record in Plat Book 2663, Pages 111-112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Richard Larry Reynolds and wife, Joann Pittman Reynolds, by deed from Patricia Ann Lee dated September 20, 2004 of record in Instrument No. 20040921-0113605, Register's Office of said County.

The legal description is the same as the previous deed of record.

This is improved property known as 6112 Henry Ford Drive, Nashville, TN 37209.

This Property is being transferred expressly subject to all limitations, restrictions and encumbrances that may affect the Property.

The purpose of this conveyance is to vest title to the Property entirely in the name of Joann Rae Reynolds, also known as Joann Pittman Reynolds, and to dissolve the tenancy by the entirety interest of Richard Larry Reynolds and wife, Joann Pittman Reynolds pursuant to T.C.A. §66-1-110.

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective as of the 28th day of August, 2019.

Richard Larry Reynolds, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Richard Larry Reynolds, Grantor, 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 seal at office in Nashville, Tennessee, this 28th day of August, 2019.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(3)(A) – dissolution of tenancy by entirety.

Affiant

Subscribed and sworn to before me this 28th day of August, 2019.

Carla L Lovell
Notary Public

My Commission Expires: 7-6-2020

CARLA L. LOVELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Carla L. Lovell
My Commission Expires
July 06, 2020
STATE OF TENNESSEE

907485.2 08647-001

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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.

Carla L Lovell
Carla L. Lovell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared, Carla L. Lovell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges this certification of an electronic document is true and correct.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of August, 2019.

Meghan E. Reed
Notary Public

My Commission Expires: September 7, 2021

MEGHAN E. REED
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. SEPTEMBER 7, 2021
DAVIDSON COUNTY

201908290087214