THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

Karen Johnson Davidson County
Batch# 284354 DEEDQC
09/11/2019 01:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190911-0092003

QUIT CLAIM DEED

Return To:
ANN B. TALLEY
2800 Vaulx Lane
Nashville, TN 37204

New Owner(S) Address &
Mail Tax Statements To:
ANN B. TALLEY
2800 Vaulx Lane
Nashville, TN 37204

Property Tax ID#: 118 2 97.00
File #: TN517311

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, LINDA E. TALLEY, AN UNMARRIED WOMAN, AND ANN B. TALLEY, AN UNMARRIED WOMAN, as Grantor, hereby convey all rights, titles and interests that I may have in to LINDA E. TALLEY, AN UNMARRIED WOMAN, ANN B. TALLEY, AN UNMARRIED WOMAN, AND LADONIST A. TALLEY, AN UNMARRIED MAN, as Grantee, to the following described real property located in DAVIDSON County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 118 2 97.00

Property Address: 2800 Vaulx Lane, Nashville, TN 37204

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 19 day of July, 2019.

LINDA E. TALLEY

ANN B. TALLEY

STATE OF TN.

COUNTY OF DAVIDSON

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, LINDA E. TALLEY AND ANN B. TALLEY, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 19 day of July, 2019.

Eddie N. Morthel
Notary Public
My Commission expires: 9-16-2020

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me this the 19 day of July, 2019.

Eddie N. Morthel
Notary
My Commission expires: 9-16-2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 33, ON THE MAP OF THE FIRST SUBDIVISION OF THE W. T. BERRY ESTATES, SECTION NO. 2, AS OF RECORD IN BOOK 1130, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY

SAID LOT NO. 33 FRONTS 61.8 FEET ON THE EASTERLY SIDE OF KIRKWOOD AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 207.7 FEET ON THE NORTHERLY LINE AND 205.4 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 51.6 FEET THEREON.

BEING THAT SAME PROPERTY CONVEYED TO LINDA E. TALLEY AND ANN B. TALLEY BY DEED FROM ANN B. TALLEY DATED JUNE 08, 2006 AND RECORDED JUNE 21, 2006 IN INSTRUMENT NO. 20060621-0073835 IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Darell Near, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters