This instrument prepared by:

Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 288526 DEEDQC
09/19/2019 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190919-0095318

The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me this
the 18 day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 5/30/21

NEW OWNER:

Derrick R. Davis and
Kathleen T. Davis
143 Deercrest Cir.
Franklin, TN, 37069

SEND TAX BILLS TO:

New owner

MAP/PARCEL:

091-12-0T-002.00-CO

QUITCLAIM DEED

In consideration of 10.00 and other good and valuable consideration, Derrick R. Davis and Kathleen Tygard n/k/a Kathleen T. Davis, husband and wife (hereinafter referred to as "Grantor"), does convey all of his/her/their undivided right, title and interest to the hereinafter described property to Derrick R. Davis and Kathleen T. Davis, husband and wife (hereinafter referred to as "Grantee"). Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4604 Georgia Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170519-0050203 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Derrick R. Davis, unmarried by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20120402-0027820 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on April 02, 2012.

Being a portion of the same property conveyed to Derrick R. Davis and Kathleen Tygard, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Derrick R. Davis, unmarried of record in Instrument No. 20170519-0049881 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 19, 2017.

This property is commonly known as 4606 Georgia Avenue, Nashville, TN 37209.

This conveyance is subject to such limitations, matters of record and any liens or encumbrances which may affect the property. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose, makes this conveyance to Grantees.

[signatures appear on following pages]

IN WITNESS WHEREOF, effective this the 18th day of September, 2019.

GRANTOR:

Derrick R. Davis

Kathleen Tygard n/k/a Kathleen T. Davis

NOTE:

THIS DEED WAS PREPARED BASED UPON THE REQUEST AND INSTRUCTIONS OF THE GRANTORS, WITHOUT THE BENEFIT OF A TITLE SEARCH OR A SEARCH FOR LIENS AGAINST THE GRANTEES, WHICH MAY ATTACH TO THE PROPERTY AS A RESULT OF THIS CONVEYANCE, AND NO LEGAL OR TAX ADVICE WAS GIVEN BY THE PREPARER.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derrick R. Davis and Kathleen Tygard n/k/a Kathleen T. Davis with whom I am personally acquainted (or proven to me upon the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed this instrument for the purposes contained therein.

Witness my hand, at office, the 18th day of September, 2019.

NOTARY PUBLIC

My Commission Expires: 5/25/20

DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

20191612R

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

