19-2395

Karen Johnson Davidson County
Batch# 311392 DEEDQC
11/05/2019 03:31:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191105-0114414

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jennifer Lovell Christopher Lovell 420 Jenny Ruth Point Nashville, TN 37013	New Owner	150150B03000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Carol Lovell, a married woman,**** by these presents does hereby quitclaim and convey unto **Jennifer Lovell and Christopher Lovell, wife and husband,** his/her/their heirs, successors and assigns, his/her/their/its right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Edison Park of record in Plat at Instrument No. 20060726-0090090, 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 the same property conveyed to Jennifer Lovell and Christopher Lovell, wife and husband and Carol Lovell, a married woman by Warranty deed from Ahmed Himeidi and wife, Maria Himeidi of record in Instrument No. 20120911-0082246 Register's Office for Davidson County, Tennessee, dated September 4, 2012 and recorded on September 11, 2012.

**** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.**

Being also known as 420 Jenny Ruth Point, Nashville, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 5 **day of** November, **2019.**

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 5 day of November, 2019.

Carol Lovell

Carol Lovell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Carol Lovell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of November, 2019.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

