Karen Johnson Davidson County
Batch# 315645 DEEDQC
11/14/2019 12:01:44 PM 1 pg
Fees: $12.00 Taxes: $0.00
20191114-0117548

This instrument prepared by:
M Todd Cathey, Attorney
311 E. Main Street, Ste 5
Hendersonville, TN 37075

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Timothy E Drowns	Same	34 – 10 – 31.00
1224 Winding Way		
White House, TN 37188		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100, 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 **EDWARD DROWNS A/K/A TIMOTHY E DROWNS,** the grantor herein, does hereby Quitclaim and convey unto the said **TIMOTHY E. DROWNS,** the Grantee herein, their successors, heirs and assigns, all of her/his/their right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot Nos. 12 and 13, Block F, Edenwold City Realty Corporation's Subdivision, as shown on plat of record in Plat Book 421, page 123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward Drowns, a married man by Quitclaim Deed from Michael Craddock, Jr. dated 12/29/17 and filed for record on 3/2/18 of record in Inst. No. 201803020019905, said Register's Office for said County.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

This is unimproved property known as 222 Shakespeare Avenue, Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value which ever is greater for this transfer is *$0.00*

Subscribed and sworn to before me this the 6 day of November, 2019.

Affiant

My commission expires: 3/2/21

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WITNESS my hand on the 6 day of November, 2019.

EDWARD DROWNS

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said county and state, the within named **EDWARD DROWNS**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of November, 2019.

My Commission Expires: 3/2/21

Notary Public

M TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY