Karen Johnson Davidson County
Batch# 324140 DEEDQC
12/04/2019 07:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191204-0124651

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Samantha Lafferty and Brian Lafferty 1620 23rd Avenue North Nashville, TN 37208	Samantha Lafferty and Brian Lafferty 1620 23rd Avenue North Nashville, TN 37208

Order Number: 00273783-001 KN

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Samantha Lafferty f/k/a Samantha Puckett and Brian Lafferty, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Samantha Lafferty and Brian Lafferty, Wife and Husband as tenants in common with the right of survivorship,** whose address is 1620 23rd Avenue North, Nashville, TN 37208, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 122 on the plan of S.A. Champion's subdivision of record in Plat Book. 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 50 feet on the east side of 23rd Avenue north and runs back between parallel lines 150 feet to an alley.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all matters shown on Plat Book 161, Page 132 in Register's Office of Davidson County; and

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 081 10 0 357.00

Street address of property: 1620 23rd Avenue North, Nashville, TN 37208

Prior Instrument Reference by which Grantor(s) acquired title: Instrument 201808300086239 in the Recorder's Office, Davidson County, Tennessee.

Signed this 18 day of November, 2019.

Signature of Grantors:

Samantha Lafferty, f/k/a Samantha Puckett

Samantha Lafferty, f/k/a
Samantha Puckett

Brian Lafferty

STATE OF TN, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 18 day of 11, 2019 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Samantha Lafferty, f/k/a Samantha Puckett and Brian Lafferty, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Clinton Bryant
Notary Public

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

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 Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 081 10 0 357.00
Street address of property: 1620 23rd Avenue North, Nashville, TN 37208

Oath of Consideration

I or we, SAMANTHA LAFFERTY AND BRIAN LAFFERTY the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 18 day of November, 2019.

Signatures of Affiant(s):

Sworn and subscribed before me this 18 day of 11, 2019.

Clinton Bryant
Notary Public

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

True Copy Certification

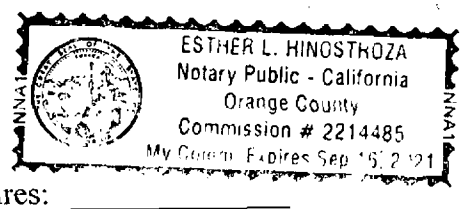
I,_____Merna Emsis_____, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, Esther L. Hinostroza, a notary public for this county and state, _____Merna Emsis_____ 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:_____
Notary' Seal (if on paper)