RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 336713 DEEDQC
12/31/2019 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191231-0134860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF December, 2019.

NOTARY PUBLIC

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Flautt Myers and Cody Michael Myers 1024 Fairwin Avenue Nashville, Tennessee 37216	new owner	072-09-0-388.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Anna E. Myers, f/k/a Anna E. Flautt, married, and Paula Flautt and Joe Flautt, wife and husband,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Anna Flautt Myers and Cody Michael Myers, wife and husband,** their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Map of Eskridge Subdivision of Part of The W. B. Franklin Property of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 60 feet on the Southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Anna E. Flautt, unmarried, and Paula Flautt and Joe Flautt, wife and husband, joint tenants with right of survivorship by Warranty deed from Evelyn Helton Faulkner of record in Instrument No. 20180412-0034486 Register's Office for Davidson County, Tennessee, dated April 10, 2018 and recorded on April 12, 2018.

Being also known as 1024 Fairwin Avenue Nashville, Tennessee 37216.

Anna E. Flautt and Anna E. Myers are one and the same person.

Cody Michael Myers, spouse of Anna E. Myers, joins in the execution of this instrument for the purpose of conveying his marital interest to said property.

WITNESS OUR HAND, this 23 day of December, 2019.

Anna E. Myers

Cody Michael Myers

Paula Flautt

Joe Flautt

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 Anna E. Myers and Cody Michael Myers, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of December, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

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 Paula Flautt, and Joe Flautt, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 23rd day of December, 2019.

Notary Public

My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

