QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 345359 DEEDQC
01/21/2020 08:40:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200121-0006731

Y-BR-19-212

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 20 DAY OF December, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023
(AFFIX SEAL)

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel Gift and Shannon Lewis	New Owner	
(NAME)	(NAME)	**095-01-0-023.00**
212 Donelson Hills Drive,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGENETO GIFT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL GIFT AND SHANNON LEWIS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Donelson Hills of record in Plat Book 2331, Page (s) 22 and 23, 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 Angeneto Gift, an unmarried woman by Warranty deed from Buffy Jo Bradley and Anthony M. Bradley, wife and husband of record in Instrument No. 20061122-0144940 Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 22, 2006. Angeneto H. Gift aka Angeneto Gift having since died April 25, 2019.

Angeneto Gift, Heir at Law to her mother Angeneto H. Gift, conveys any and all interest she may have in subect property to her brother, Samuel Gift and her sister, Shannon Lewis.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **212 Donelson Hills Drive, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 20 day of December, 2019.

Angeneto Gift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of December, 2019.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
608 Shelby Avenue
Nashville, TN 37206