Karen Johnson Davidson County
Batch# 349069 DEEDQC
01/27/2020 01:36:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200127-0009589

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Cornell Davis, II**("Grantor"), **a married man**, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Courtney Ivy Davis, a married woman**(Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Unit 306, NASHBORO VILLAGE AT FAIRWAY POINTE, PHASE TWO, Tract 21, as shown on plat of record in Plat Book 4460, Page 159 amended at Instrument No. 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

FOR INFORMATION PURPOSES ONLY: 2642 Nashboro Blvd., Nashville, TN 37217

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20141120-0106993** in said Register's Office.

The grantor's intent is to convey any and all marital rights he may have in said property.

IN TESTIMONY WHEREOF I have executed this instrument the 22 day of **January, 2020.**

Cornell Davis, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Cornell Davis, II** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **January, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 22 day of **January, 2020.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**2642 Nashboro Blvd** **Nashville, TN 37217**
TAX PARCEL NO.:	**135120E30600CO**
PROPERTY OWNER:	**Courtney Ivy Davis**
OWNER'S ADDRESS:	**2642 Nashboro Blvd** **Nashville, TN 37217**
MAIL TAX BILLS TO:	**Owner at property address**

Certificate of Authenticity

I, Venikkia Branch, 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 Tennessee
County of Davidson
Personally appeared before me, Car. Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21