Karen Johnson Davidson County
Batch# 350556 DEEDQC
01/30/2020 09:50:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200130-0011067

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 _____ Affiant Subscribed and sworn to before me, this 21st day of January, 2020. _____ Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner: Laurel Kastan 9077 Old Charlotte Pike Pegram, Tennessee 37143	Send Tax Bills To: Laurel Kastan 9077 Old Charlotte Pike Pegram, Tennessee 37143	Tax Information: Map and Parcel No.: 126-00-00-079.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, John Kastan, unmarried ("Grantor"), does hereby quitclaim, transfer and convey unto Laurel Kastan, unmarried ("Grantee"), her heirs and assigns of all his right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 9077 Old Charlotte Pike, Pegram, TN 37143

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2020.

John Kastan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Kastan, the bargainor, 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, at office, this 21st day of January, 2020.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in the 19th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968 more particularly described as follows:

Beginning at a point in the easterly margin of Old Charlotte Pike, said point being 1827 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E.D. Hill by deed from B.T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office, thence South 82 degrees 40 minutes east a distance of 1004 feet to a point; thence south 2 degrees 46 minutes west a distance of 106 feet to a point; thence north 86 degrees 44 minutes west a distance of 1005 feet to a point in the easterly margin of Old Charlotte Pike; thence along the easterly margin of Old Charlotte Pike north 2 degrees 58 minutes east a distance of 180 feet to the point of beginning. Said tract being designated as Tract No. 12 and containing 3.1 more or less.

Being the same property conveyed to John Kastan and Laurel Kastan, husband and wife, by Warranty Deed from Laura D. Burton, unmarried, of record in Instrument No. 20151023-0107995 Register's Office for Davidson County, Tennessee, dated October 19, 2015 and recorded October 23, 2015. The parties having since divorced.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

