Karen Johnson Davidson County
Batch# 366502 DEEDQC
03/04/2020 10:25:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200304-0023796

2239-20

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $_____- 0 - _____.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of March, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Philip Lovell and Emma Lovell 1211 Richmond Drive Nashville, TN 37216	Owner	061-08-0-013.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, for the express purpose of dissolving joint ownership and vesting title solely in Grantee, I, **ANN TAVAKOLI, a married woman** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **PHILIP LOVELL AND WIFE, EMMA LOVELL** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being a small portion of the Westerly part of Lot 10 and all of Lot No., 11 on the Plan of Section II, McGaughey Heights of record in Plat Book 1835, page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Westerly part of Lot No. 10 is described as follows:

Beginning in the Northwest corner of Lot 10 and the Northwest corner of Lot 11; thence with the Northerly line of Lot 10 Eastwardly 15 feet; thence Southerly 180.5 feet to the Northerly margin of Richmond Drive and the corner of Lots Nos. 10 and 11; thence with the line between said lots Northwardly 185 feet to the corner of Lots 10 and 11, the point of beginning.

Being the same property conveyed to Ann Tavokoli, a married woman and Philip Lovell and Emma Lovell, husband and wife by Deed dated 16th day of May, 2019 of record from Russell J. Snelling and Lauren D. Snelling, Trustees of the Snelling Revocable Living Trust, recorded May 20, 2019 in Instrument No. 20190520-0047555, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Richmond Drive, Nashville, TN 37216.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of March, 2020.

A Tavakoli

ANN TAVAKOLI, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named ANN TAVAKOLI, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 3 day of March, 2020.

Commission Expires: _____

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES AT WILL

Notary Signature

My Commission Expires: September 7, 2020