RECORD & RETURN TO:
Midtown Title LLC
1704 Charlotte Avenue Suite 105
Nashville, TN 37203
File No.: 1-20-6672

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $-0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF February, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOV 0 8 2021
(AFFIX SEAL)

J. ANDREW WILEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 369800 DEEDQC
03/10/2020 08:30:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200310-0026528

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

THIS DOCUMENT WAS PREPARED BASED ON INFORMATION SUPPLIED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBER
Tiffaney L. Smith-Badgett	New Owner	149-03-0-B-032.00CO
(NAME) 2426 Broadview Drive	(NAME)	
(STREET ADDRESS) Nashville, TN 37217	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **George D. Badgett, Jr., an unmarried man, Tiffaney Badgett, an unmarried woman and Gordon Faust, an unmarried man**, hereinafter called the Grantor, have bargained and sold and by these presents do transfer, quitclaim and convey unto **Tiffany L. Smith-Badgett, an unmarried woman,** hereinafter called the Grantee, Grantee's representatives, successors and assigns, all of Grantors' right, title and interest in and to a certain real property lying and being situated in Davidson County, State of Tennessee, to-wit:

Being Lot Number 53 on the Plan of Phase One Kendall Park, as shown by Plat of record in Instrument No. 20000728007442 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to George D. Badgett, Jr. and Tiffany Badgett, husband and wife, and Mamie L. Smith-Faust, by deed from Timothy C. Fusco and Sara K. Fusco, husband and wife, of record in Instrument No. 20051115-0138150. Register's Office for Davidson County, Tennessee. Mamie L. Smith-Faust died on November 5, 2012, leaving Gordon Faust and Tiffaney L. Smith Badgett as her only heirs at law, evidenced by Affidavits of Heirship of record in Instrument No. 20200310002652 5 and in Instrument No. 20200310002652 6, Register's office for Davidson County, Tennessee.

Tiffany Badgett, Tiffaney Badgett, Tiffaney L. Smith and Tiffaney L. Smith-Badgett are all one and the same person

This is improved property, known as 2426 Broadview Drive, Nashville, TN 37217.

Witness my hand this 18th day of February, 2020.

George D. Badgett, Jr.

Tiffaney Badgett

Gordon Faust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George D. Badgett, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 18th day of February, 2020.

Notary Public
My commission expires: NOV 0 8 2021

J. ANDREW NILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tiffaney Badgett, 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 and seal this 18th day of February, 2020.

Notary Public
My commission expires: NOV 0 8 2021

J. ANDREW NILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Michigan
COUNTY OF Wayne

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gordon Faust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2020.

Notary Public
My commission expires: 04/15/2024

TOYIN OLADIPO
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 15, 2024
Acting in the County of Wayne

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

