AFTER RECORDING RETURN TO:
Quicksilva Title and Escrow, LLC
465 Waverley Oaks Road Suite 400
Waltham, MA 024528500
File No. 2020-2401

Karen Johnson Davidson County
Batch# 376240 DEEDQC
03/23/2020 02:13:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200323-0031555

THIS INSTRUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 141050A63100CO

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## QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of March, 2020, by and between **Lydia Elmore, an unmarried woman and Abner Brown Harvey, III, an unmarried man, as tenants in common with right of survivorship**, a mailing address of 1832 Amesbury Lane, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Lydia Elmore, an unmarried woman**, a mailing address of 1832 Amesbury Lane, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate situated in the Twenty-Second Councilmanic (22nd) District of Davidson County, Tennessee, to-wit:

**Land in Davidson County, Tennessee being Lot No. 631 on the Plan of Avondale Park, Phase 3, Section 3 of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

Parcel ID Number: 141050A63100CO
Also known as: 1832 Amesbury Lane, Nashville, TN 37221

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Lydia Elmore and Abner Brown Harvey III, as tenants in common with right of survivorship from Lydia Elmore and Abner Brown Harvey III in a prior Deed recorded under Instrument Number 20181121-0114585, recorded on 11/21/2018 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Executed on this 18th day of March, 2020.

Lydia Elmore

**Lydia Elmore**

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Lydia Elmore, the within named Grantor, 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 seal, at office in Nashville, TN, this 18 day of March, 2020.

India K Scruggs

Notary Public
My Commission expires: 11/05/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Executed on this 16TH day of MARCH, 2020.

Abner Brown Harvey III

**Abner Brown Harvey, III**

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Abner Brown Harvey, III, the within named Grantor, 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 seal, at office in CLARKSVILLE, this 18TH day of MARCH, 2020.

A. Todd Harvey
Notary Public
My Commission expires: 12-18-2022

A. TODD HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

**VALUATION AFFIDAVIT**

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF MA
COUNTY OF Middlesex

Sworn to before me this 18th day of March, 2020.

Notary Public
My Commission Expires: 11/6/2026

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026

Name and address for person(s) responsible for taxes:
Lydia Elmore
1832 Amesbury Lane
Nashville, TN 37221

Name and address of property owner:
Lydia Elmore
1832 Amesbury Lane
Nashville, TN 37221

## True Copy Certification

I, Chris Carey, 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 MA

County of Middlesex

Personally appeared before me, ~~[Name of Notary],~~ a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

+ Chris Carey

Notary's Signature

My Commission Expires: 11/06/2026

Notary' Seal (if on paper)

LAUREN RUTH BOTCHIE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
November 06, 2026