THIS INSTRUMENT WAS PREPARED BY: RtnTo:
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

| New Owner: | Send Tax Bills To: | Map & Parcel No: |
|---|---|---|
| Charlene Franklin Howell<br>1521 Eller Drive<br>Nashville, TN 37221 | Same | 142-13-0A-070.00-CO |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Charlene Franklin Howell, Married, have bargained and sold, and do hereby transfer, convey and quitclaim unto John F. Howell and Charlene Franklin Howell, Husband and Wife their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Phase I and Boundary Plat of Riverside, a Planned Unit Development, of record in Plat Book 6900, pages 490 through 492, inclusive as corrected in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charlene Franklin Howell, Married by Warranty Deed from Timothy R. Turner and wife, Catherine A. Turner of record in Instrument No. 20160518-0049689, Register's Office for Davidson County, Tennessee.

This is improved property known as 1521 Eller Drive, Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed for the purposes herein stated by subscribing their signature this 24 day of March, 2020.

Charlene Franklin Howell

Karen Johnson Davidson County
Batch# 379627 DEEDQC
03/31/2020 09:36:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200331-0034269

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charlene Franklin Howell**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this the 24 day of March, 2020.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10-2-2023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $0.

AFFIANT

Subscribed and sworn to before me this 24th day of March, 2020.

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 3-19-23