Karen Johnson Davidson County
Batch# 386805 DEEDQC
04/16/2020 10:33:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200416-0039829

THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 103-10-0
PARCEL: 055.00

NEW OWNER'S ADDRESS:
Christopher & Hadley Sivley
5714 Vine Ridge Dr.
Nashville, TN 37205

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Christopher Sivley, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 70 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Plat Book 2083, Page 59, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Sivley, a married man by Warranty Deed dated 04/19/2019 from J'lyn Emerson, unmarried of record in Instrument Number 20190422-0036869, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 5714 Vine Ridge Dr., Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Christopher Sivley and Hadley Sivley, husband and wife, her/his/their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 10th day of April, 2020.

Christopher Sivley

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Christopher Sivley, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 10th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, 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 an official seal this the 10th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County

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

Affiant

Sworn and subscribed before me, this the 10th day of April, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

Karen B. Heavener
State of Tennessee
Notary Public
Davidson County