Karen Johnson Davidson County
Batch# 389209 DEEDQC
04/21/2020 10:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200421-0041540

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration is $0.00

AFFIANT

Subscribed and sworn to before me
This 20th day of April, 2020.

NOTARY PUBLIC

My Commission Expires: 1/20/2022

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Randal H. Lance
706 S 14th Street
Nashville, TN 37206

SEND TAX BILLS TO:
Owner

Map/Parcel 09401023400

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Jessica L. Bohannon, unmarried, (herein, "Grantor")** hereby conveys all of her right title and interest to the hereinafter described property to **Randal H. Lance, Unmarried, (herein, "Grantee"), his heirs, successors and assigns**. Said property conveyed herein is described as follows:

Described property located in Davidson County, Tennessee, being Lot 128, on the Plan of Payne Blakemore and Cummings Addition to Nashville, as recorded in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Jessica L. Bohannon and Randal H. Lance, Joint Tenants with Right of Survivorship by Warranty Deed from Dustin C. Markanich, an unmarried man, dated August 5, 2013, recorded in Instrument No. 201308140085339, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to grantee.

JESSICA L. BOHANNON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Jessica L. Bohannon**, with whom I am personally acquainted, the bargainor, and who acknowledged she executed the foregoing instrument for the purposes herein contained.

Witness my hand, at office, this _____ day of April, 2020.

see attached document
Notary Public

My Commission Expires: _____

FILE #717932

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Lake }

On April 14, 2020 (Date) before me, C R Boardman, notary public,

personally appeared Jessica Lane Bohannon (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

C. R. BOARDMAN
Notary Public - California
Lake County
Commission # 2151367
My Comm. Expires May 27, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature C R Boardman
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Quitclaim Deed
Document Date: No date Number of Pages: 2
Signer(s) Other Than Named Above: -0-

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing: Self	Signer is Representing:

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CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

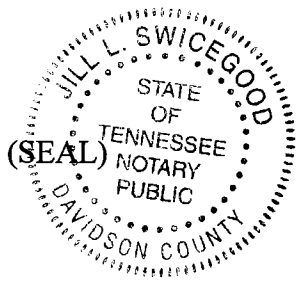
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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