Karen Johnson Davidson County
Batch# 391077 DEEDQC
04/24/2020 10:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200424-0043131

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me
this 22nd day of April, 2020.

J. CARLTON DRUMMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Joyce Diane Green, Tommicus Joyce, Sr
and Mitzi Joyce
2801 Nocturne Forest Drive
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner

Map & Parcel: 070030A02000CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Joyce Diane Green,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Joyce Diane Green, unmarried, as tenant in common with right of survivorship with Tommicus Joyce, Sr. and wife Mitzi Joyce,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of Nocturne Forest, Phase One, of record in Book 7900, Pages 20, 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Peggy Jean Anglin and Joyce Diane Green, as tenants in common with right of survivorship, from Peggy Jean Anglin, by Quitclaim Deed, of record in Instrument No. 20120123-0006098, Register's Office for Davidson County, Tennessee. Peggy Jean Anglin having died on November 30, 2019.

This is real property commonly known as 2801 Nocturne Forest Drive, Nashville, TN 37207.

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 acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 22nd day of April, 2020.

Joyce Diane Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joyce Diane Green, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 22nd day of April, 2020.

Notary Public

My Commission Expires: 10/11/21



COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY