Karen Johnson Davidson County
Batch# 394343 DEEDQC
05/01/2020 08:24:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200501-0045593

This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD VOID THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Audrey L. Pitts	(NAME) SAME AS NEW OWNER	10W-4295
(STREET ADDRESS) 120 Marshall Court	(STREET ADDRESS)	105-1-581
(CITY) (STATE) (ZIP) Nashville, TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Audrey L. Pitts,** Grantor, does hereby quitclaim and convey unto **Anita R. Johnson and Angela D. Pitts, as tenants in common with right of survivorship, with a life estate reserved for Audrey L. Pitts**, the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Being Lot No. 4 on the Revised Plan of Edgehill Estates, Section 98, of record in Book 4860, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot 4 fronts 35.01 feet on the southeasterly cul-de-sac of Marshall Court and extends back 114.64 feet on the northeasterly line and 148.45 feet on the southwesterly line, to a line on the rear which is a broken line on which it measures 135.58 feet.

Being the same property conveyed to Audrey L. Pitts, unmarried by deed from The Nashville Housing Authority of record in Book 5683, Page 322, in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Subscribed and sworn to before me this the 28th day of April, 2020.

Affiant

My commission expires: 3-2-2022
(Affix Seal)

Notary Public

DANA KEMP NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Witness my hand this 28th day of April, 2020.

Audrey L. Pitts
Audrey L. Pitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 2020, before me personally appeared Audrey L. Pitts, to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/free act and deed.

Witness my hand and official seal this 28th day of April, 2020.

Notary Public

My Commission Expires: 3-2-2022

DANA J KEMP NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

