Karen Johnson Davidson County
Batch# 395829 DEEDQC
05/05/2020 02:35:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046912

NOTE: THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. NO TITLE WORK WAS REQUESTED. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED.

QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ -$0.00-.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF May, 2020

NOTARY PUBLIC

My Commission Expires: 11/8/21

THIS INSTRUMENT WAS PREPARED BY:
Ryan W. Pratt
ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, Tennessee 37201

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer Gann 4283 Pecan Valley Road Nashville, Tennessee 37218	SAME ADDRESS AS NEW OWNER	05600002900

FOR A CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Shirley A. Herrman, **("Grantor")**, by these presents, does quitclaim, grant and convey unto Jennifer Gann, **(Grantee"),** her successors and/or assigns, all her interest in and to the following tract of land in Davidson County, State of Tennessee, to-wit:

Land in the 13th, formerly 25th, Civil District of said county, described as follows:

Beginning on the northerly margin of Back Greek Road, 684 feet west of the southwest corner of the property to Charles Lee Poddock and wife, by deed from H.L. Randall and wife, of record in Book 1734, page 334, Register's Office for said County; thence with the northerly margin of said Road, west-wardly 270 feet; thence at right angles, northwardly margin of said Back Creek Road, 270 feet; thence southwardly 460 feet to the beginning.

Being the same property conveyed to Robert H. Herrman and wife, Shirley A. Herrman by Quitclaim Deed from Patricia L. Koenig of record as Instrument No. 20190329-0028655, Register's Office for Davidson County, Tennessee. The said Robert H. Herrman is now deceased, having died on June 6, 2019, leaving Shriley A. Herrman as the sole owner as the surviving tenant by the entirety.

FOR INFORMATION PUROSES ONLY
Property Address: 4283 Pecan Valley Road, Nashville, Tennessee 37218

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand on this the 1ST day of May, 2020.

Shirley A. Herrman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1ST day of May, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Shirley A. Herman**, 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 as her free act and deed.

Witness my hand and official seal this 1 day of May, 2020.

Notary Public

My Commission Expires: 11/8/21

I, undersigned, do herby 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.

ANNA FORDERHASE

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/6/2020

Notary Public

