After recording, return document
and send future tax statements to: /NEW OWNER :
Denise A. Amonette
2915 Leatherwood Drive
Nashville, TN., 37214

Karen Johnson Davidson County
Batch# 397053 DEEDQC
05/07/2020 02:10:27 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200507-0047835

This instrument prepared by:
Sharon Lee Reed
2780 New Hall Road
Greenbrier, TN., 37073

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 22nd day of April , 2020 between the grantor,

Johanna A. Raybourn, Widow & Mother of grantee, of 2915 Leatherwood Drive, Nashville, Tennessee, 37214 of Davidson County

and the grantee,

Denise A. Amonette, Unmarried woman and daughter of grantor, of 3320 Quail View Drive, Nashville, TN., 37214 of Davidson County and her accessors and her assigns.

WITNESSETH, that in consideration of the sum of $0.00

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson, TN , in the State of Tennessee, to wit:

BEING LOT NO. 295, ON THE PLAN OF CLOVERHILL, SECTION V, OF RECORD IN BOOK 2133, PAGE 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 096-10-0-126.00
Commonly known as: 2915 Leatherwood Drive, Nashville, TN., 37214
Source of title:
Being the same property conveyed to JOHANNA A. RAYBOURN by Deed dated the 27th day of March, 2000. BOOK/PAGE OR DOCUMENT #200003290031659
THIS CONVEYANCE is made subject to:
See Exhibit A

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Johanna A. Raybourn
Print name: Johanna A. Raybourn
Capacity: Grantor

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 2nd day of April, 2020, before me personally appeared _____
Johanna A. Raybourn
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Signature: Donna Walker
Print name: DONNA WALKER
Title: Exec Asst
My commission expires: 05-03-21

Donna Walker
State of Tennessee Notary Public
Davidson County
My Commission Expires 05/03/21

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ NONE, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Denise A. Amarette
Signature
Denise A. Amarette
Print name

SUBSCRIBED AND SWORN TO before me this 22nd day of April, 2020.

Signature: Donna Walker
Print name: DONNA WALKER
Title: Exec Asst
My commission expires: 05-03-21

Donna Walker
State of Tennessee
Notary Public
Davidson County
My Commission Expires 05/03/21

Exhibit A

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee, including but not limited to a 30 foot minimum building setback line along the front of said lot, a 10 foot utility easement along the rear of said lot and along the southwest side of said lot.
3) Property is subject to Restrictive Covenants contained in Book 2274, Page 88, Register Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.