Karen Johnson Davidson County
Batch# 403934 DEEDQC
05/20/2020 04:14:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200520-0052607

This Instrument Prepared By:
**BONE MCALLESTER NORTON PLLC (APP)**
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

# QUITCLAIM DEED

| New Owner(s) & Address | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| Crystal D. Wray<br>1704 B Porter Road<br>Nashville, Tennessee 37206 | New Owner | 072-15-2L-002.00 CO |

**FOR AND IN CONSIDERATION** of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **IRIS D. WRAY**, a unmarried woman ("Grantor"), does hereby quitclaim and convey unto **CRYSTAL D. WRAY**, an unmarried woman (the "Grantee"), Grantee's successors and assigns, forever, all of Grantor's right, title and interest in and to the following parcel of real estate located in Davidson County, Tennessee, as more particularly described on **Exhibit A** attached hereto and incorporated by this reference (the "Property").

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is unimproved property known as 1608 Sherwood Lane, Nashville, Davidson County, Tennessee 37206. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the

legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

***[Signature page to Quitclaim Deed]***

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be dated and effective as of the 10 day of May, 2020.

**GRANTOR:**

Iris D. Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the state and county mentioned, personally appeared Iris D. Wray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in NASHVILLE Tennessee this 10TH day of May, 2020.

Notary Public

My Commission Expires: 11-8-2022

PAUL L FLOURNOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**STATE OF TENNESSEE )**

**COUNTY OF DAVIDSON )**

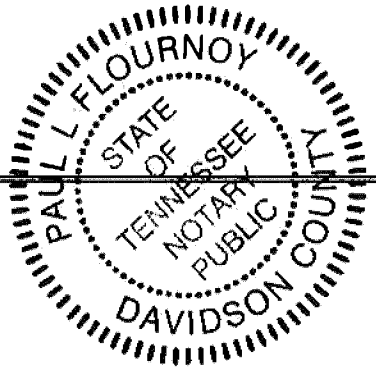
**The actual consideration for this transfer is $0.**

**AFFIANT**

**Subscribed and sworn to before me, this 10TH day of May 2020.**

Paul Flournoy
NOTARY PUBLIC

My Commission Expires: 11-8-2022



## EXHIBIT A

### Legal Description

Map/ Parcel ID # 072-15-2L-002.00 CO

Land in Davidson County, Tennessee, being Unit B, on the plan of The Homes of 1704 Porter Road, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1704 Porter Road, a horizontal property regime with private elements of record in Instrument No. 20191204-0124915, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of that same property conveyed to Iris D. Wray, unmarried, by deed, of record in Book 8592, page 712, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1608 Sherwood Lane, Nashville, Tennessee 37206.

CERTIFICATE OF AUTHENTICITY

I, Charles W Bone, 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 Davidson

Personally appeared before me, Kay M Tenpenny, a notary public for this county and state, Charles W. Bone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kay M Tenpenny
Notary's Signature

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

My Commission Expires