Karen Johnson Davidson County
Batch# 405770 DEEDQC
05/26/2020 02:03:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200526-0054077

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE COUNTY OF DAVIDSON
MJ Everson 544 Phipps Drive Nashville, TN 37218	The actual consideration for this transfer is: $-0.00-. Nova Everson Affiant Subscribed and sworn to before me, this 24th day of FEBRUARY 2020 Notary Public My Commission Expires: 11/06/2023

DIE ON HAVILAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information
MJ Everson 544 Phipps Drive Nashville, TN 37218	New Owner 544 Phipps Nashville, TN PR. 37218	058-11-0-081.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Nova Noel Everson** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **MJ Everson,** his heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled Royal Hills Section 1, of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Nova Noel Everson, by Warranty Deed from Cheticka Thomas Russell, Executrix of the Estate of Betty Jean Cason, of record in Instrument No. 20200227-0021856, in the Register's Office of Davidson County, Tennessee.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever 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, Grantor has executed this instrument on this 24th day of February 2020.

Nova Noel Everson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nova Noel Everson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of FEBRUARY 2020.

Notary Public

My Commission Expires: 11/06/2023

DILLON HAVILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY