This Instrument Prepared By & Return to:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW20393
Information in this document furnished by the parties and relied upon by the preparer of this document.

Karen Johnson Davidson County
Batch# 408402 DEEDQC
06/01/2020 09:27:38 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200601-0055870

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Karen Nash (f/k/a Karen Nash James),** do hereby bargain, sell, release, remise, quitclaim and convey unto **Karen Nash, an unmarried woman,** all my rights, title and interest in and to the following described real estate, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 481 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Karen Nash James, unmarried, by Warranty Deed from Monica Lisa Lahn, unmarried, dated 5/22/2013 and recorded 5/28/2013 in Instrument No. 20130528-0053284, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 22nd day of May, 2020.

Karen Nash (f/k/a Karen Nash James)
Karen Nash (f/k/a Karen Nash James)

STATE OF TENNESSEE
COUNTY OF Wilson

On this 22nd day of May, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen Nash (f/k/a Karen Nash James)** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of same on their behalf to be his/her/their free act and deed.

Notary Public
My Commission Expires: 10-26-2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22nd day of May, 2020.

Notary Public

My Commission Expires: 10-26-2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Tax/Map ID & Parcel
173-09-0A-546.00 CO

New Owners:
Karen Nash
9101 Otter Lane
Nashville, TN 37211

Send Tax Bills to :
Same as new owner