AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-114746-MOB

This document prepared by:
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Karen Johnson Davidson County
Batch# 409492 DEEDQC
06/02/2020 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200602-0056647

Tax ID No.: 104 15 0 019.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 20th day of May, 2020, by and between **Thomas Busterud, a married man, who acquired title as single, joined in execution by his spouse, Caroline Morrison**, a mailing address of 2607 Natchez Trace, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Thomas Busterud, a married man**, a mailing address of 2607 Natchez Trace, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2607 Natchez Trace, Nashville, TN 37212

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20190307-0020824, recorded on 03/07/2019 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Caroline Bans Morrison AIF Thomas P Busterud

Thomas Busterud

Caroline Bans Morrison

Caroline Morrison

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Thomas Busterud and Caroline Morrison**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in _____, this 20th day of May, 2020.

Irene A Wade

Notary Public
My Commission expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Carmen Banos Morris AIE Thomas P Busterud

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 20th day of May, 2020.

Irene A Wade

Notary Public
My Commission Expires: 11-6-2023

IRENE A. WADE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Thomas Busterud
2607 Natchez Trace
Nashville, TN 37212

Name and address of property owner:

Thomas Busterud
2607 Natchez Trace
Nashville, TN 37212

EXHIBIT A
LEGAL DESCRIPTION

TRACT I: BEING THE SOUTH 60 FEET OF THE NORTH 219 FEET OF THE EAST 150 FEET OF LOT NO. 32 ON THE PLAN OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF SAID LOT NO. 32 FRONTS 60 FEET ON THE WESTERLY SIDE OF NATCHEZ TRACE, FORMERLY 28TH AVENUE SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES PARALLEL TO AND 165 FEET NORTH OF THE NORTH MARGIN OF WESTWOOD AVENUE, 150 FEET TO A DEAD LINE IN THE REAR.

TRACT II: BEING A PART OF THE NORTHERLY 50 FEET OF THE SOUTHERLY 165 FEET OF THE EASTERLY 150 FEET OF LOT NO. 32 ON THE PLAN OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND ADJOINS THE FIRST TRACT I ABOVE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF TRACT NO. I ABOVE DESCRIBED, SAID POINT BEING 27 FEET WEST OF THE WESTERLY MARGIN OF NATCHEZ TRACE, FORMERLY 28TH AVENUE SOUTH, THENCE ALONG THE SOUTHERLY MARGIN OF TRACT I, WESTERLY 36 FEET TO A POINT, THENCE SOUTHERLY 1 FOOT TO A STAKE: THENCE EASTERLY PARALLEL TO THE MARGIN OF WESTWOOD AVENUE, 36 FEET TO A STAKE, THENCE NORTHERLY 1 FOOT TO THE POINT OF BEGINNING.

Being the same property conveyed to Thomas Busterud, a single person by Warranty Deed from David Matthew Taylor and Allison J. Taylor, husband and wife of record as Instrument 20190307-0020824 Register's Office for Davidson County, Tennessee, dated March 4, 2019 and recorded on March 7, 2019.

PARCEL ID NUMBER: 104 15 0 019.00

PROPERTY COMMONLY KNOWN AS: 2607 NATCHEZ TRACE, NASHVILLE, TN 37212

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021