THIS INSTRUMENT WAS PREPARED BY: D RAN T.
Bankers Title & Escrow Corporation
5107 Maryland Way, Suite 115
Brentwood, TN 37027

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

New Owner:	Send Tax Bills To:	Map & Parcel No:
Matt F. Garvey 200 Scotland Place Nashville, TN 37205	Same	116-14-0-038.00

Karen Johnson Davidson County
Batch# 411525 DEEDQC
06/08/2020 12:13:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200608-0058534

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, Matt F. Garvey and Ann R. Francis, now known as Ann Francis Garvey, the Grantors, have bargained and sold, and do hereby transfer, convey and quitclaim unto Matt F. Garvey and Ann Francis Garvey, husband and wife, the Grantees, their heirs and assigns forever, all of their rights, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) No. 51 & 52 shown on the map entitled Map of Bellemeade Subdivision of record in Plat Book 1130, Page 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 51 & 52 front and adjoin 166.6 feet on the Northerly margin of Scotland Place and extend back 159.9 feet on the Easterly line and 170.5 feet on the Westerly line to a dead line in the rear, measuring 110.6 feet thereon.

Being the same property conveyed to Matt F. Garvey and Ann R. Francis by Warranty deed from Thomas R. Talbot and spouse, Helen Keipp Talbot of record in Instrument No. 20160531-0054584 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on May 31, 2016.

Matthew Frederick Garvey and Matt F. Garvey are one and the same person.

Ann R. Francis and Ann Francis Garvey are one and the same person.

This is improved property known as 200 Scotland Place, Nashville, Tennessee 37205.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed for the purposes herein stated by subscribing their signature this 1st day of June, 2020.

Matt F. Garvey

Ann R. Francis, nka Ann Francis Garvey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matt F. Garvey and Ann R. Francis, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater, for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me this 1st day of June, 2020.

NOTARY PUBLIC
My Commission Expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY