Karen Johnson Davidson County
Batch# 419264 DEEDQC
06/18/2020 01:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200618-0064415

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-NONE-.

Jenney Ayer Petrikin, Affiant

Subscribed and sworn to before me, this 9th day of June, 2020.

Gina M Rossy
Notary Public
My Commission Expires: July 6, 2020

GINA M. ROSSY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
3704 Whitland Avenue, LLC 3704 Whitland Avenue Nashville, Tennessee 37205	SAME	104 09 0 196.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **Jenney Ayer Petrikin** (the "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the purpose of transferring their her entire interest in the subject parcel of real property, hereby releases, remises and quitclaims unto **3704 Whitland Avenue, LLC**, a Tennessee limited liability company, all right, title and interest of the Grantor in and to certain tract or parcel of land in Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

The subject realty is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 9th day of June, 2020.

Jenney Ayer Petrikin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jenney Ayer Petrikin, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2020.

My Commission Expires: July 6, 2020

Notary Public

GINA M. ROSSY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly 65 feet of Lot No. 7 and the Westerly 35 feet of Lot No. 8 in Block "B" on the Map of the Whitland Realty Company's Subdivision of record in Book 332, Page 141, Register's Office for said County.

Said parts of said Lot No. 7 and 8 front together 100 feet on the Northerly side of Bowling or Whitland Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jenney Ayer Petrikin by deed from Betty Jane Maples Taylor and husband, Larry Jerome Taylor, of record as Instrument No. 20191101-0112804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Book 332, Page 141, Register's Office for Davidson County. Tennessee.
3. Any matters of record.

This is improved property known as 3704 Whitland Avenue, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

