Karen Johnson Davidson County
Batch# 423660 DEEDQC
06/23/2020 12:30:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200623-0067583

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 150 Fourth Avenue North, Suite 1820 Nashville, TN 37219; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
The Reba P. Irvin Revocable Living Trust, dated June 17, 2020, Reba P. Irvin, Trustee	- SAME -	051 11 0 036.00
1412 Saunders Avenue		
Madison, TN 37115		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance, I, **REBA P. IRVIN**, do hereby convey to **REBA P. IRVIN, TRUSTEE OF THE REBA P. IRVIN REVOCABLE LIVING TRUST, dated June 17, 2020**, all of my right, title and interest in the following described tract or parcel of land being located in Davidson County, Tennessee, and described as follows, to wit:

> Being part of Lot No. 13 on the Map of the Subdivision of the Herbert Anderson Tract, as of record in Book 421, page 37, Register's office for said County, and described according to a loan survey by T. R. Sanford dated February 26, 1962, as follows:
>
> Beginning at a point in the westerly margin of Saunders Avenue, formerly Roberta Avenue, said point being 65.5 feet north of the common front corner of Lots. Nos. 12 and 13 as shown on said plan, which corner is now located near the southerly margin of Oakland drive; thence northerly with the said margin of Saunders Avenue 90.5 feet to a point; thence westerly and parallel to the northerly margin of Oakland Drive, 225 feet to a point; thence southerly and parallel to the margin of Saunders Avenue 115.5 feet to a point in the northerly margin of Oakland Drive; thence, easterly along said margin of said Drive 200 feet to the beginning of a curve, having a radius of 25 feet; thence around said curve 39.3 feet to the point of beginning.
>
> BEING the same property conveyed to Jimmy M. Irvin and wife, Reba P. Irvin by Installment Deed from Elizabeth H. Benton, dated May 4, 1967, of

record in Book 4131, page 65, Register's Office for Davidson County, Tennessee.

The said Jimmy M. Irvin having died and the property vested in his wife, Reba P. Irvin, as joint owner.

This is improved property known as 1412 Saunders Avenue, Madison, Tennessee. 37115.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 17th day of June, 2020.

Reba P. Irvin
REBA P. IRVIN

==========

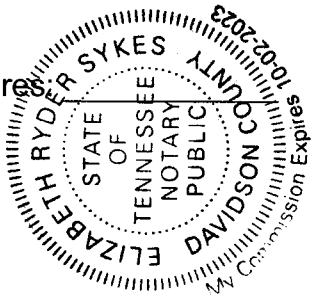
STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBA P. IRVIN**, 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 in Hendersonville, Tennessee, on this 17th day of June, 2020.

Elizabeth Ryder Sykes
Notary Public

My Commission Expires:



==========

STATE OF TENNESSEE)
COUNTY OF SUMNER)

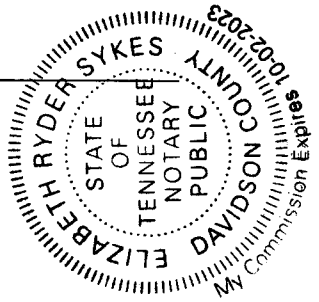
The actual consideration or value of this transfer is $ - 0 - .

Rebecca B. Irwin
Affiant

Sworn to and subscribed before me this
17th day of June, 2020.

Elizabeth Ryder Sykes
Notary Public

My commission expires: _____



CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne E. Neeley, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LYNNE E. NEELEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires

Lynne E. Neeley
Notary Public

My Commission expires: 3/7/2023