Record & Return to
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-6867

Karen Johnson Davidson County
Batch# 430332 DEEDQC
07/06/2020 08:57:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200706-0072152

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Randall K Canter
Affiant

Subscribed and sworn to before me, this the 2nd day of July 2020

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

I. M. Lm
Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Randall Keith Canter Leigh Ann Canter 1401 East Riverwood Drive Nashville, TN 37216	New Owner	061-12-0-141

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **RANDALL KEITH CANTER** ("Grantor") does hereby quitclaim and convey unto **RANDALL KEITH CANTER AND WIFE, LEIGH ANN CANTER** ("Grantee"), their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 and the westerly one-half of Lot No. 24 on the Map showing the Resubdivision of certain lots in Eastdale Place, as of record in Book 974, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 and part of Lot No. 24 adjoin and front together 90 feet on the northerly side of Plymouth Avenue and run back between parallel lines, along the easterly margin of a 40-foot unnamed street (Earlene Drive), 180 feet to a deadline.

Being the same property conveyed to Randall Keith Canter by Administrator's Deed from Barbara Boyd, Executor, dated February 17, 2016, recorded December 10, 2018, of record in Instrument No. 20181210-0120208, Register's Office for Davidson County, Tennessee; and by Amended Order Granting Plaintiff's Motion for Default Judgment and for Judgment on the Pleadings (quieting title), entered June 16, 2020, recorded June 30, 2020, of record in Instrument No. 20200630-0070860, said Register's Office.

See also:

Quitclaim Deed of record in Instrument No. 20180725-0072435; as corrected in Instrument No. 20180827-0084350, Register's Office for Davidson County, Tennessee;

Quitclaim Deed of record in Instrument No. 20180725-0072436; as corrected in Instrument No. 20180827-0084351, Register's Office for Davidson County,

202007060072152

Tennessee;

Quitclaim Deed of record in Instrument No. 20180725-0072437; as corrected in Instrument No. 20180827-0084352, Register's Office for Davidson County, Tennessee.

This is improved property located at: 1301 Plymouth Avenue, Nashville, TN 37216

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2020.

GRANTOR:

Randall K. Canter

Randall Keith Canter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Randall Keith Canter

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of July, 2020.

L.M. Corriveau

Notary Public
My Commission expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

