Karen Johnson Davidson County
Batch# 434803 DEEDQC
07/10/2020 11:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200710-0075426

THIS INSTRUMENT PREPARED BY:
Vantage Point Title
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Carla A. Birts and Carl Birts
3375 William Bailey Drive
Nashville, Tennessee 37207

New Owner(S) Address &
Mail Tax Statements To:
Carla A. Birts and Carl Birts
3375 William Bailey Drive
Nashville, Tennessee 37207

Property Tax ID#: 059 15 0A 164.00
File #: TN609154

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, CARLA A. BIRTS, MARRIED, HEREIN JOINED BY HER SPOUSE CARL BIRTS, AND ERIC NORTHERN, UNMARRIED, AS TENANTS IN COMMON WITHOUT RIGHTS OF SURVIVORSHIP, as Grantor, hereby convey all rights, titles and interests that I may have in to CARLA A. BIRTS AND CARL BIRTS, WIFE AND HUSBAND, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 059 15 0A 164.00

Property Address: 3375 William Bailey Drive, Nashville, Tennessee 37207

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 18 day of June, 2020.

CARLA A. BIRTS

CARL BIRTS

ERIC NORTHERN

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, CARLA A. BIRTS, CARL BIRTS, AND ERIC NORTHERN, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 18 day of June, 2020.

Notary Public
My Commission expires: 07/17/2023

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

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/17/2023
SUMNER COUNTY

Subscribed and sworn to before me this the 18 day of June, 2020.

Notary
My Commission expires: 07/17/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of CHATEAU VALLEY, PHASE 6 & 7, as shown by Plat of record in Instrument No. 20091211013102, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being that same property conveyed to Carla A. Birts, married, and Eric Northern, unmarried, as tenants in common without rights of survivorship by Deed from Goodall Inc. Builders dated August 19, 2015 and recorded August 21, 2015 in Instrument No. 20150821-0084697 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 3375 William Bailey Drive, Nashville, TN 37207
Parcel ID: 059 15 0A 164.00

True Copy Certification

I, Darell Near, do hereby make oath that I am 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.

Signature

State of Florida

County of Pinellas

Personally appeared before me, Jennifer Gillis, a notary public for this county and state, Darell Near, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Gillis
Notary's Signature

My Commission Expires: 08/28/2020

Notary' Seal (if on paper)

JENNIFER GILLIS
MY COMMISSION # GG 025131
EXPIRES: August 28, 2020
Bonded Thru Notary Public Underwriters