Karen Johnson Davidson County
Batch# 435499 DEEDQC
07/10/2020 02:10:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200710-0075630

1 of 2

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10 th DAY OF July 2020

Notary Public

My Commission Expires

(AFFIX SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-20-2021

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties. No Title Search Performed. No Tax Advice Requested or Provided)

OWNER ADDRESS	SEND TAX BILLS TO	PARCEL ID NUMBER
Sara Wells 1146 Shelton Avenue Nashville, TN 37216-3108	Same as Owner	072-03-0-354.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **CHRIS LINDSAY** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **SARA WELLS** (hereinafter called the "Grantee"), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Easterly half of Lot No. 58 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 58 fronts 50 feet on the Southerly side of Shelton Avenue and runs back 195.8 feet on the Easterly line and 196 feet, more or less, on the Westerly line, to a dead line, and measures 50 feet thereon.

Being the same property conveyed to Sara Wells, unmarried, and Chris Lindsey, unmarried, by Warranty Deed of record in Instrument No. 20151125-0119420 in the Register's Office for Davidson County, Tennessee. Said Warranty Deed was later corrected by Scrivener's Affidavit of record in Instrument No. 20160212-0013822 in said Register's Office, correcting the last name of Chris Lindsey to Chris Lindsay.

This is improved property known as 1146 Shelton Avenue, Nashville, TN 37216-3108.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record, and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This conveyance is further subject to the liens of the Deeds of Trust of record in Instrument No. 20151125-0119421 and Instrument No. 20171205-0124056, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this 09 day of July, 2020.

CHRIS LINDSAY, Grantor

2 of 2

STATE OF Tenn)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Chris Lindsay, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 09 day of July, 2020.

Commission Expires 03/06/2024

NOTARY PUBLIC

RANDALL J. HEFLIN JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

True Copy Certification

I, John Gleaves, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY