Karen Johnson Davidson County
Batch# 439285 DEEDQC
07/17/2020 07:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200717-0078479

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 15 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

MARGARET R. M... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-ACB-20-336

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jannie Carter Williams, Trustee	**New Owner**	
(NAME) 6111 Cowden Ave.	(NAME)	**103-01-0-036.00**
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lisa R.** Carter, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto hereinafter called the Grantee(s), **Jannie Carter Williams, Trustee of the Jannie Carter Williams Revocable Living Trust, dated January 22, 2014**, its heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **6111 Cowden Ave, Nashville, TN 37209**

Witness my/our hand(s) this the 15th day of July, 2020.

Lisa R. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA R. CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2020.

Briana Gage
Notary Public
My Commission Expires: _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

Exhibit "A"

Land in Davidson County, Tennessee, being the northwesterly portion of Lots 2 and 8 on the survey of John B. Cowden, Subdivision No. 2 dated February 18, 1946, not of record and being described according to a survey of John Kohl and Company, PC, Tennessee Land Surveyor 100, dated February 15, 1987, as follows:

BEGINNING at a point in the southeasterly margin of an unnamed alley, said point being 200 feet from the southwesterly margin of Marcia Avenue, formerly Cowden Street, and being the northeasterly corner of Lot No. 8 on said unrecorded plan; thence south 31 degrees 53 minutes 47 seconds east 127.4 feet to a point, said point the southeasterly corner of said property; thence south 50 degrees 20 minutes 34 seconds west 99.75 feet to a point, said point being the northeasterly corner of Clarence Field property; thence with Fields northeasterly line north 32 degrees 47 minutes 24 seconds west 139 feet to a point in the southeasterly margin of said unnamed alley; thence, with said southeasterly margin of said alley north 52 degrees 26 minutes 22 seconds east 99.03 feet to the point of beginning.

Being the same property conveyed to Jannie C. Williams and Lisa R. Carter, unmarried by Warranty Deed from James W. Pharris, married, of record in Instrument Number 20130204-0011566, Register's Office Davidson County, Tennessee. Jannie C. Williams subsequently conveyed her interest in subject property to Jannie C. Williams, Trustee of the Jannie Carter Williams Revocable Trust dated January 22, 2014, by Quitclaim Deed of record in Instrument Number 20150209-0011646, Register's Office for Davidson County, Tennessee

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