Karen Johnson Davidson County
Batch# 442491 DEEDQC
07/22/2020 03:03:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200722-0080732

QUITCLAIM DEED	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY: Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201		
Address of New Owners **Veronica Oatis** **2414 Eden Street** **Nashville, Tennessee 37208**	**Send Tax Bills To** **Veronica Oatis** **2414 Eden Street** **Nashville, Tennessee 37208**	**Map-Parcel Nos.** **092-02-0-444.00**

THIS INDENTURE, Made the 10th day of July, 2020, between **VERONICA OATIS, ASHTON OATIS AND RONALD OATIS JR.,** as party or parties of the first part, hereinafter called Grantor, and **VERONICA OATIS,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantees, all of their rights, titles and interests in said property, with respect to all of Grantor's titles, interests, claims or demands which the Grantor has or may have had in and to the following described properties located in **Davidson Tennessee**, to-wit:

EXHIBIT A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of July, 2020, before me personally appeared, **Veronica Oatis, Ashton Oatis, and Ronald Oatis Jr.,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 10 day of July, 2020.

Diana N. Russell
Notary Public
My Commission Expires: March 8, 2021

DIANA N. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land being located in Davidson County, Tennessee, being Lot No. 228 on the map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office of Davidson County, Tennessee.

Said Lot No. 228 fronts 50 feet on the northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to VERONICA OATIS, ASHTON OATIS AND RONALD OATIS JR. by Executor's Deed in Instrument No. _____ dated _____, 2020.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Ashton Oatis

Ronald Oatis Jr.

Veronica Oatis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

Ashton Oatis

Ronald Oatis Jr.

Veronica Oatis

Notary Public

My Commission Expires: March 8, 2021

DIANA N. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY