Karen Johnson Davidson County
Batch# 446504 DEEDQC
07/29/2020 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200729-0083718

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mildred Ottinger	**Same**	**06004004600**
(NAME)	(NAME)	
3111 Hillside Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

MILDRED OTTINGER, WIDOWED AND JUDY ADKINS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT TO SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MILDRED OTTINGER FOR LIFE AS A LIFE ESTATE, AND THEN TO JUDY ADKINS, MARRIED IN FEE SIMPLE("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, 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 NORTHERLY 75 FEET OF THE WESTERLY 158 FEET OF LOT NO. 10 ON THE MAP OF E. A. LINDSLEY'S SUBDIVIDION, AS OF RECORD IN BOOK 547, PAGE 145, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT NO. 10 FRONTS 75 FEET ON THE EASTERLY SIDE OF HILLSIDE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 158 FEET TO A DEAD LINE IN THE REAR, MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DALLAS OTTINGER AND WIFE MILDRED OTTINGER, BY WARRANTY DEED FROM H. C. SPROUSE AND WIFE NANCY J. SPROUSE, OF RECORD IN BOOK NUMBER 2884 PAGE 451, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID DALLAS OTTINGER, HAVING SINCE DIED ON OCTOBER 20, 2014, LEAVING SAID PROPERTY TO HIS WIFE MILDRED OTTINGER AS TENANTS IN ENTIRETY.

BEING THE SAME PROPERTY CONVEYED TO MILDRED OTTINGER AND JUDY ADKINS, BY QUITCLAIM DEED FROM MILDRED OTTINGER, OF RECORD IN INSTRUMENT NUMBER 20200123-0008538, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3111 Hillside Road, Nashville, Tennessee 37207**

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

MILDRED OTTINGER

JUDY ADKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MILDRED OTTINGER,** 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 18th day of June, 2020.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY ADKINS,** 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 18th day of June, 2020.

Notary Public

My Commission Expires:

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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