THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 447722 DEEDQC
07/31/2020 11:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200731-0084641

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anna-Vija K. McClain 213B Scott Avenue Nashville, TN 37206	New Owners	083-06-0B-002.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Anna-Vija Kristen McClain, Trustee of The Anna-Vija Trust**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Anna-Vija K. McClain, unmarried**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 213-B together with common areas, as established by Declaration and Master Deed for 213 Townhomes of record in Instrument No. 20050411-0039691, and being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Morant, married, by Warranty Deed from Robert L. Entzminger and wife, Mary Lou Entzminger, of record on June 11, 2013, at Instrument No. 20130611-0059545, Davidson County Register of Deeds. Further being the same property conveyed to Anna-Vija Kristen McClain, a single woman, by Warranty Deed from Jennifer Morant and Josh Morant, wife and husband, of record on April 3, 2018, at Instrument No. 20180403-0030720, Said Register of Deeds. Further being the same property conveyed to The Anna-Vija Trust, Anna-Vija Kristen McClain, Trustee, by Quitclaim Deed from Anna-Vija Kristen McClain, a single woman, of record on April 15, 2019, at Instrument No. 20190415-0034045, Davidson County Register of Deeds.

This is property commonly known as 213B Scott Avenue, Nashville, TN 37206.

Witness our hands, this 27 day of July, 2020:

Anna-Vija K. McClain, Trustee

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anna-Vija K. McClain, Trustee** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of **July, 2020**

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 DAY OF **July, 2020**:

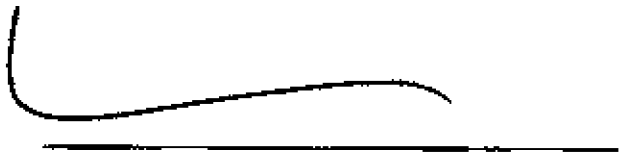
Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

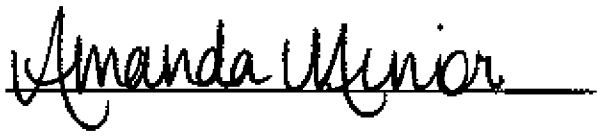
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

