Karen Johnson Davidson County
Batch# 447810 DEEDQC
07/31/2020 01:36:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200731-0084775

This Instrument
Prepared By:

Garside & Hunter, PLLC
1104 Fatherland Street
Nashville, TN 37206
(615) 712-6391

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine Lind Paxton,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer all of her interest and convey unto **Matthew Colby Paxton**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being westerly half of Lot No. 48 on the Plan of Map of Sunset Park Subdivision of record in Plat Book 332, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said half of Lot No. 48 fronts 50 feet on the southerly side of "2" Street, now West Ashwood Avenue, and runs back between parallel lines 160.5 feet to the north line of Lot No. 37.

Being the same property conveyed to Katherine Lind Paxton and Matthew Colby Paxton, husband and wife, by Warranty deed from Kimbra Wiseman and Brent Wiseman, husband and wife, of record in Instrument No. _20200731008477 4_, Register's Office for Davidson County, Tennessee.

Being also known as 2531 Ashwood Avenue Nashville, Tennessee 37212.

IN WITNESS WHEREOF, We have hereunto set out hands on this 31 day of July, 2020.

Katherine Lind Paxton
Katherine Lind Paxton

STATE OF ~~Tennessee~~ Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Andrea Katherine Lind Paxton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument.

Witness my hand and seal this 31 day of ~~July, 2020~~.

Notary Public

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Matthew Cobly Paxton 2531 Ashwood Ave Nashville, TN 37212	Same	Davidson County: 104-15-0-063.00

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 31 day of July, 2020.

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

My Commission Expires:

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

