THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096 Karen Johnson Davidson County Batch# 449153 DEEDQC 08/04/2020 07:05:32 AM 2 pgs Fees: $12.00 Taxes: $0.00 20200804-0085643	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration for this transfer is: $0.00 Jama Lutcavich JAMA LUTCAVICH, AFFIANT Subscribed and sworn to before me, this 23 day of July 2020. Connie Ann Hurt NOTARY PUBLIC My Commission Expires: July 5, 2021

CONNIE ANN HURT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 5, 2021

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kara Bryant **1009 Due West Avenue** **Madison, TN 37115**	New Owner	Map and Parcel No.: 051010041.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Jama Lutcavich, ("Grantor") do hereby quitclaim, transfer and convey unto Kara Bryant, her successors and assigns, all of my right, title and one-half (1/2) interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1009 Due West Avenue, Madison, TN 37115, and more particularly described as follows:

BEING the north 251 feet of Lot No. 71 on the unrecorded Map of Due West Valley Acres, in the 11th Civil District of said County, and described as follows:

Beginning at a point in the south margin of Due West Avenue, at the corner of Lots 71 and 72; said point begins 200 feet west of the westerly margin of a 50 foot street; thence with the line between said lots, southerly 251 feet to a point; thence westerly 104, more or less, to the line between Lots Nos.

70 and 71; thence with the line between said lots, northerly 251 feet to the south margin of Due West Avenue; thence with the margin of the same, easterly 100 feet to the point of beginning.

Being the same property conveyed to Jama Lutcavich and Kara Bryant by Affidavit of Heirship recorded in the Register's Office of said county and state at Instrument Nos. 20160107-0001521 and 20160107-0001522.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 23 day of July 2020.

Jama Lutcavich

Jama Lutcavich, Grantor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Jama Lutcavich**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July 2020.

Connie Ann Hurt

Notary Public

My Commission Expires: July 5, 2021

CONNIE ANN HURT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 5, 2021