Recording requested by:
Ivalee Pitts

and when recorded, please return this deed and tax statements to:

Ivalee Pitts
715 Oakdell Ave
Madison TN 37115

Escrow No.:

Title Order No.:

Karen Johnson Davidson County
Batch# 450161 DEEDQC
08/05/2020 08:13:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200805-0086465

For recorder's use only

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on July 15, 2020, between DAVID OWEN TANNER ("Grantor") whose address is 2402 Milton Drive, Nashville TN 37216 and IVALEE ALICE PITTS ("Grantee") whose address is 715 Oakdell Avenue, Madison TN 37115.

FOR CONSIDERATION, in the amount of ZERO DOLLARS ($0), Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the plot, piece or parcel of land, with all the buildings, appurtenances and improvements thereon, if any, in the City of Madison County of Davidson State of Tennessee described as follows:

LOT 17 & PT 18 BLK B, POWER & ROTHS MADISON PARK

Also known as 715 Oakdell Avenue, Madison, Tennessee 37115

said Real property previously conveyed to Grantor (David Tanner) and recorded with the Davidson County Registrar of deeds instrument number:

DB-20110414 0028760 current source of title. A.O.C.

Parcel ID: 052010Z6200

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

~~TO HAVE AND TO HOLD~~ all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's heirs, successors and/or assigns forever; so that

neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on July 15, 2020.

David Owen Tanner

David Owen Tanner
Type or Print Name of Grantor

State of Tennessee
County of Davidson } ss.

On July 15, 2020 before me, Steve D. Gibson, personally appeared David O. Tanner personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Steve D. Gibson
Signature of Notary Public
-attorney at law-

Steve D. Gibson
Printed Name of Notary
-attorney at law-
My commission expires: July 9, 2022

NOTARY SEAL



Prepared by
David Tanner
2402 Milton Dr.
Nashville, TN 37216

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ Zero (0)

David Tanner
Affiant
David Tanner

Subscribed and sworn before me, this 15th day of July, 2020.

Steve Gibson
Notary
-attorney at law- July 9, 2022

STEVE D. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY