This instrument prepared by:

Bass, Berry & Sims PLC (BHS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
615-742-6200

Karen Johnson Davidson County
Batch# 452650 DEEDQC
08/07/2020 04:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200807-0088403

QUITCLAIM DEED

Address New Owner	Send Tax Bills To:	Map and Parcel
Dorothy B. Sifford 4425 Warner Place Nashville, TN 37205	Same	130-6-68 Davidson County

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WARNER PLACE, LLC, a Tennessee limited liability company, hereby quitclaims, transfers and conveys all of its right, title and interest in and to the following described real property to DOROTHY B. SIFFORD, said property being a certain parcel of land in Davidson County, Tennessee more particularly described on Exhibit A hereto.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

IN TESTIMONY WHEREOF, the grantor has executed this deed on the 21ST day of July, 2020.

WARNER PLACE, LLC

By: _____
John C. Sifford, Member

By: _____
Dorothy B. Sifford, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared JOHN C. SIFFORD, 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 seal this 21st day of July, 2020.

Blaine Smith
Notary Public

My Commission Expires: [illegible]

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 4, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared DOROTHY B. SIFFORD, the within named bargainor, 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 seal this 21st day of July, 2020.

Blaine Smith
Notary Public

My Commission Expires: 8-4-2020

BLAINE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 4, 2020

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration for this transfer of property is $0.

Blair Smith
Affiant

Sworn to and subscribed before me this 21st day of July, 2020.

Deanna Peterson
Notary Public

My Commission Expires: 5-7-2024

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 15 on the Plat of a subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Less the east 30 feet of said lot No. 15 conveyed to Nelson C. Andrews, et ux, by warranty deed of record in Book 4265, Page 861, Davidson County, Tennessee.

Said parcel fronts 170 feet on the south side of Warner Place and runs back between parallel lines 347.7 feet on the west line and 347.2 feet on the east line, to the North Line of Lot No. 16 in said plan.

And also the following tract or parcel of land in Davidson County, Tennessee as follows:

Being the easterly or southeasterly half of Lot No. 8 on the Plan of a subdivision of Block "C", Belle Meade Plan No. 2, as of record in Book 421, Page 58, Register's Office for Davidson County, Tennessee.

Less the westerly 50 feet of said half of Lot. No. 8 conveyed to George E. Hetzel, et ux, by warranty deed of record in Book 4256, Page 996, as corrected of record in Book 4293, Page 621.

This parcel fronts 50 feet on the southerly side of Warner Place and runs back between parallel lines 347.7 feet, more or less, to the north line of Lot No. 7 on said plan.

Being the same property conveyed to Warner Place, LLC, a Tennessee limited liability company by Quitclaim Deed dated December 26, 2012, from John C. Sifford and Dorothy Sifford of record in Instrument No. 20121228-0119958, Register's Office for Davidson County, Tennessee.

This property is improved property known as 4425 Warner Place, Nashville, TN 37205.

28397306.v2

Affidavit

I, Andrew C. Henson do hereby make oath that I am 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, __Jennifer R. Thompson__, a notary public for this county and state, Andrew Henson

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary signature

My Commission Expires: 5-3-21

Notary Seal:

