Karen Johnson Davidson County
Batch# 452749 DEEDQC
08/10/2020 09:27:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200810-0088529

Prepared by:
Law Office of Jennifer Hunt
1650 Murfreesboro Road
Suite 125
Franklin, TN 37067

JENNIFER HUNT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is gre this transfer is $0.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2020.

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map & Parcel No.**
Jeffrey Alan Davis 2909 Vaulx Lane Nashville, TN 37204	New owner	118-06-0N-001.00-CO

QUITCLAIM DEED

For and in consideration of the sum of One Dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **JEFFREY ALAN DAVIS AND SHARON DAVIS, HUSBAND AND WIFE**, hereinafter referred to as Grantors, has bargained and sold, and does hereby convey, remise, release, and forever quitclaim the **LYON SHANNON LIVING TRUST, DATED APRIL 14, 2020**, through Trustees, **JEFFREY A DAVIS AND SHARON E DAVIS**, his heirs and assigns, the Grantors' entire right, title, and interest in and to the following described real property, located in Davidson County, State of Tennessee, and within the City of Nashville, to-wit:

Land situated in Davidson County, Tennessee, being Unit No. A on the Plan of Vaulx Lane Commons, a Townhouse Planned Unit Development having been established by the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150729-0074347, as amended in Instrument No. 20161213-0130852, in the 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 Ryan Russell Raybould and Brooke Ila Raybould, husband and wife by Warranty deed from TN Coolyst Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20161213-0130853 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 13, 2016.

Being the same property conveyed to Jeffrey Alan Davis and Sharon Davis, husband and wife, by Warranty Deed from Ryan Russell Raybould and Brooke Ila Raybould, husband and wife, of record in Instrument No. 20180816-0081323 Register's Office for Davidson County, Tennessee dated August 14, 2018 and recorded on August 16, 2018.

This is improved property, known as 2909 Vaulx Lane, Nashville, TN 37204.

This is IMPROVED PROPERTY. This description is the same as in the prior deeds. The legal description of the herein described property was taken from the parties. Title to this property has not been examined by the preparer of this instrument and no opinion is expressed or implied.

THIS CONVEYANCE IS MADE SUBJECT TO restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 14th day of April, 2020.

JEFFREY ALAN DAVIS

SHARON DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JEFFREY ALAN DAVIS AND SHARON DAVIS**, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, this 14th day of April, 2020.

Notary Public

JENNIFER HUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

My commission expires: 09-07-2021