This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-8131

Karen Johnson Davidson County
Batch# 455198 DEEDQC
08/12/2020 11:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089892

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Madelin Doety
Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 10th day of August, 2020.

Rozalind Ruth
Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melissa E. Holden 307 Morton Avenue Nashville, TN 37211	Colten Mortgage 6021 S. Syracuse Way Greenwood, CO 80111	119-14-0-221.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **William P. Holden** ("Grantor") do/does hereby quitclaim and convey unto **Melissa E. Holden** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the Easterly 41 feet of Lot No. 17 on the Plan of Pleasant View Subdivision of Mrs McComb's Property of record in Plat Book 421, Page 134, 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 part of Lot No. 17 fronts 41 feet on the Southerly side of East Morton, formerly McCombs Street and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Melissa E. Holden, a single woman, by Warranty Deed from Natalie G. Thomas, a married woman and Robert G. Lang, dated August 10, 2020, of record in Instrument Number 202008120089891, in the Register's Office for Davidson County, Tennessee

This is improved property located at: **307 Morton Avenue, Nashville, TN 37211**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of August, 2020.

GRANTOR:

William P. Holden

STATE OF Ohio

COUNTY OF Ashtabula

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William P. Holden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of August, 2020.

Notary Public
My Commission expires: _____

NOTARIAL SEAL
STATE OF OHIO

JULIE SIMMONS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
07-13-2025

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

