Karen Johnson Davidson County
Batch# 459466 DEEDQC
08/18/2020 03:57:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200818-0093017

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Otto Horton 1638 Northview Avenue Nashville, Tennessee 37216	New Owner	07210029000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Otto Horton, unmarried,** by these presents does hereby quitclaim and convey unto **Otto Horton, unmarried, Derrick D. Horton, married, and Sharon Love, unmarried, as tenants in common with rights of survivorship** their heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 15 of the Map of Charles U. Coggins First Addition, as of record in Book 421, page 33, Register's Office for said County.

SAID lot fronts 50 feet on the Westerly side of Northview Avenue and runs back between lines, 153.5 feet on the north line and 159.1 feet on the south line, to an alley in the rear on which it measures 50.3 feet.

Being the same property conveyed to Otto Horton and Wife Mary Lou Horton, by Warranty deed from Ella Dean Owens of record in Book 4177 Page 239 Register's Office for Davidson County, Tennessee, dated September 22, 1967 and recorded on October 3, 1967.

Mary Lou Horton having died on May, 28 2018 leaving Otto Horton as the sole owner.

Being also known as 1638 Northview Avenue, Nashville, Tennessee 37216.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 17th day of August 2020.

Affiant

My commission expires: 3/6/24
(Affix Seal)

Notary Public

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 17th day of August, 2020.

Otto Horton

Otto Horton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Otto Horton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 17th day of August 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

202008180093017

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

