Karen Johnson Davidson County
Batch# 460310 DEEDQC
08/19/2020 02:23:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200819-0093600

PREPARED BY:

Andrew J. Bellm, Esq.
GULLETT SANFORD
ROBINSON & MARTIN PLLC
150 THIRD AVENUE SOUTH, STE. 1700
NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 30, 2020.

Notary Public

My Commission Expires: 7-31-22

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Daniel G. Dillon and
Angela Waller
2425 Pleasant Springs Lane
Nashville, TN 37076

Send Tax Bills To:
Daniel G. Dillon
2425 Pleasant Springs Lane
Nashville, TN 37076

Map-Parcel Number
064 16 0D 164.00

QUITCLAIM DEED

Daniel G. Dillon (unmarried) and **Angela Waller** (unmarried), as joint tenants (collectively, "Grantors"), for consideration of $10.00, hereby release, remise, and quitclaim to **Daniel G. Dillon** for his life, with a remainder to **Angela Waller** upon his death (collectively "Grantees"), all right, title and interest of Grantors in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A. Accordingly Daniel G. Dillon for his lifetime must have sole right to possession, occupancy and all rent or other income from the property subject to his obligation for all regular expenses thereof including without limitation property taxes, and after his death Angela Waller must have all right title and interest.

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

<Signature page to follow.>

WITNESS my hand on this day, July 30, 2020.

Daniel G. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel G. Dillon** 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 as his free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 30, 2020.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand on this day, August 13, 2020.

Angela Waller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Angela Waller** 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 as her free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, ~~July 30, 2020~~ August 13 2020 AST3.

Notary Public

My Commission Expires: 7/3/23

ANDREW J. BELLM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Section Three, Truxton Park, R10 Cluster lot of Subdivision, as of record in Instrument No. 200110240116272, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Daniel G. Dillon and Angela Waller, as joint tenants from Vanessa R. Ruby, married by warranty deed of record in Instrument No. 20190826-0085503, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This is not now nor has it ever been the primary residence of Angela Waller or her spouse.

This improved property commonly known as 2425 Pleasant Springs Lane, Nashville, TN 37076.

True Copy Certification

I, Andrew J. Bellm, 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.

Andrew J. Bellm
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynne B. Jervis
Notary's Signature

My Commission Expires: 3-8-22

Notary's Seal

LYNNE B. JERVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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