Karen Johnson Davidson County
Batch# 465470 DEEDQC
08/27/2020 11:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200827-0097327

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Teri Garner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 26 DAY OF August, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda Adair Davidson & Teri Garner	**Same**	**142-02-213.00**
(NAME) **225 Cross Timbers**	(NAME)	
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BRENDA ADAIR DAVIDSON, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

BRENDA ADAIR DAVIDSON, UNMARRIED AND TERI GARNER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 240 OF CROSS TIMBERS, SECTION 5, OF RECORD IN PLAT BOOK 4175, PAGE 115, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED FROM GARY GENE SUGGS TO CHRISTINE W. DELK AND BRENDA ADAIR DAVIDSON BY WARRANTY DEED OF RECORD AT INSTRUMENT NO. 20100125-0006269, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY DEVISED TO BRENDA ADAIR DAVIDSON IN THE LAST WILL AND TESTAMENT OF CHRISTINE DELK ADMITTED TO PROBATE IN THAT CERTAIN ORDER IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY TENNESSEE, DOCKET NO. 18P-59, JANUARY 11TH, 2018. IN SAID ORDER, MUNIMENT OF TITLE IS ESTABLISHED UPON RECORDING OF A CERTIFIED COPY OF SAID LAST WILL AND TESTAMENT OF CHRISTINE DELK, WHICH IS OF RECORD IN INSTRUMENT NUMBER 20180125-0007815, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **225 Cross Timbers, Nashville, TN 37221**

Witness our hands this the 26 day of August, 2020.

Brenda Adair Davidson

BRENDA ADAIR DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRENDA ADARI DAVIDSON,** 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 official seal, this the 26 day of August, 2020.

Notary Public

My Commission Expires:

5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY