THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
David Eugene Tiner
Janina Louise Tiner
308 Fairlane Drive
Nashville, TN 37211

Send Tax Bill to:
New Owner

Map-Parcel Number:
148-13-0 096.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 14 day of September, 2020.

Notary Public

My Commission Expires:
11/17/24

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DAVID EUGENE TINER AND JANINA LOUISE TINER, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **ANNA TINER, SINGLE WOMAN,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 308 Fairlane Drive, Nashville, TN 37211.

Karen Johnson Davidson County
Batch# 479918 DEEDQC
09/21/2020 12:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200921-0107992

IN WITNESS WHEREOF, the undersigned has executed this instrument this 14th day of September, 2020.

David Eugene Tiner
David Eugene Tiner

Janina Louise Tiner
Janina Louise Tiner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Eugene Tiner and Janina Louise Tiner**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September, 2020.

Michelle Martin
Notary Public

My commission expires: 10-11-22

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, and being all of Lot No. 267, Plan of Fairlane Park, Section III, according to survey and plat of same appearing of record in Book 2331, pages 145 & 146, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Anna Tiner, an unmarried woman, and David Eugene Tiner and Janina Louise Tiner, husband and wife, as tenants in common with right of survivorship, by deed from Wallie Lupe Cervantez, a widower, dated 08/30/2016, of record in Instrument No. 20160901-0091919, said Register's Office.

AT

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), 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: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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