Karen Johnson Davidson County
Batch# 485795 DEEDQC
09/29/2020 01:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200929-0112192

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $-0-

Affiant

Subscribed and sworn to before me, this 29th day of September, 2020.

Notary Public
My Commission Expires: 05-09-23

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map Parcel No.
Lillian E. Winwood 809 McCarn Street Nashville, TN 37206	c/o Sussman & Associates 700 12th Avenue South, Suite 201 Nashville, TN 37203	083-07-0-058.00

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EUGENIA C. WINWOOD** ("Grantor"), by these presents, does hereby quitclaim and convey unto **LILLIAN E. WINWOOD** and her heirs, successors and assigns ("Grantee"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Robert E. Powers' Lands of record in Plat Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eugenia C. Winwood by Deed from James Taylor Bates and Stephanie Bates, husband and wife, recorded February 15, 2018 in Instrument No: 20180215-0014880, said Register's Office.

This is improved property known as: **809 McCarn Street, Nashville, TN 37206**

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

[INTENTIONALLY LEFT BLANK]

Witness my hand this the 1st day of September, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

Eugenia C. Winwood
EUGENIA C. WINWOOD

STATE OF Kansas)
COUNTY OF Johnson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **EUGENIA C. WINWOOD**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2020.

Beth Toomey
Notary Public
My commission expires: 11/30/2020

BETH TOOMEY
My Appointment Expires
November 30, 2020

True Copy Certification

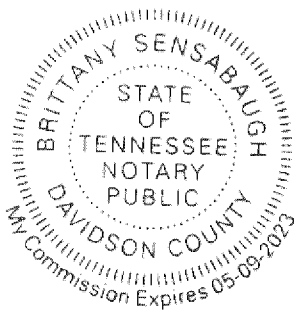
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23