Karen Johnson Davidson County
Batch# 497553 DEEDQC
10/16/2020 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201016-0120802

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2020.

Notary Public

My commission expires: 11/22/23

THIS INSTRUMENT WAS PREPARED BY:
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, SUITE 111
NASHVILLE, TN 37220

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan Cole and Sarah Elizabeth Cole	**New Owner**	**08309025900**
113 S. 13th Street		
Nashville, TN 37206.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged **Sarah Elizabeth Smith, now known as Sarah Elizabeth Cole,** " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto **Ryan Cole and Sarah Elizabeth Cole husband and wife,** herein called "GRANTEE(S)", his successors, heirs and assigns all of her rights, title and interests in and to a certain tract or parcel of land in **Davidson County, Tennessee.**

Land in Davidson County, Tennessee, being the North 50 feet of the South 100 feet of Lots 8, 9, and 10 on the map of E.S. Priests Subdivision of record in Book 161, Page 43, Register's Office for Davidson County, Tennessee. Said part of said lot front 50 feet on the East side of South 13th Street and runs back between parallel lines 150 feet to a 15-foot alley dedicated by instrument of record in Book 424, Page 630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Elizabeth Smith, a single woman, by Warranty Deed from Clark M. Calvert and wife, Leigh Taylor Manning Calvert, dated September 7, 2012, of record in Instrument No. 20120910-0081745, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **113 S. 13th Street, Nashville, TN 37206.**

WITNESS my/our hand(s) this 9 day of October, 2020.

Sarah Elizabeth Cole

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Sarah Elizabeth Cole,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of October, 2020.

Notary Public

My Commission Expires: 11/22/23

title document is recorded in the land records.

The undersigned solemnly affirm(s) under the penalties of perjury and upon personal knowledge that the statements in this Affidavit are true and that this Affidavit is executed in order to induce Title Agent to make and complete settlement on the Property and to induce First American to issue its policy or policies of title insurance, insuring title to the Property.

Buyer/Borrower(s):

Signature _____ Print: Ryan Cole

Signature _____ Print: Sarah Cole

STATE OF Tennessee
COUNTY OF Davidson

Subscribed, affirmed, and acknowledged before me this 9 day of Oct, 2020.

_____ NOTARY PUBLIC

My Commission Expires: 11/22/23

LELAND L. COLE, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

