Karen Johnson Davidson County
Batch# 498661 DEEDQC
10/20/2020 09:16:43 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201020-0121746

Leave blank above this line for recordation

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
(NAME) **Holt Properties, LLC**	(NAME) **Christine Holt** **Holt Properties, LLC**	**05108020800**
(ADDRESS) **5543 Edmondson Pike, #218** **Nashville, TN, 37211**	(ADDRESS) **5543 Edmondson Pike #218** **Nashville, TN**	

This Quitclaim Deed is executed on the 15th day of August, 2020 by Christine H. Holt, Unmarried, whose address is 2043 Williamsport Pike.,Columbia, TN 38401, hereinafter referred to as "Grantor" and Holt Properties, LLC., 5543 Edmondson Pike #218 Nashville, TN 37211, hereinafter referred to as "Grantee."

Grantor, in consideration of $10.00 and other good and valuable consideration paid by Grantee or on behalf of Grantee, the receipt of which is acknowledged by this writing, does hereby revise, release and quitclaim to Grantee all right, title and interest of Grantor, if any, in and to the parcel or land, and improvements and appurtenances thereto, described in the attached Legal Description of Property, and known more commonly as 210 E Palestine Ave., Madison, TN 37115

This Quitclaim deed is subject to any and all real estate taxes and assessments for this year and future years and any and all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and any known encumbrances attached to the property. This Quitclaim deed is also subject to applicable zoning, land use and other laws and regulations.

Christine Holt
Grantor Date: 8/15/2020

Grantor Date:

Witness: Date:

Witness: Date:

Notary acknowledgment attached.

This instrument was prepared by Christy Holt, 5543 Edmondson Pike, #218, Nashville, TN 37211.

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Leave blank above this line for recordation

NOTARY ACKNOWLEDGMENT

IN WITNESS WHEREOF, Grantor has signed and sealed this Quitclaim Deed in the presence of:

In _____, on the _____ day of _____, 20___, before me, a Notary Public in and for the above state and county, personally appeared (Grantor), known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.	NOTARY PUBLIC My Commission Expires: _____ STATE OF _____ COUNTY OF _____

LEGAL DESCRIPTION OF PROPERTY

SEE ATTACHED JP 8/17/2020

The legal description of the property being transferred is as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 ON THE PLAN OF BAILEY SUBDIVISION OF RECORD IN BOOK 5800, PAGE 93, 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 CHRISTINE HOLT, UNMARRIED BY DEED FROM JAMES A. CROCKETT, MARRIED, OF RECORD IN INSTRUMENT NO. 20181205-0118672, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

This is improved property known as: 210 A E Palestine Ave, Madison, TN, 37115

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CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda }

On 8/15/2020 (Date) before me, Jacinto Abaya Pandong, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Christine Heliane Holt (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

JACINTO ABAYA PANDONG
Notary Public - California
Alameda County
Commission # 2290186
My Comm. Expires May 26, 2023

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed

Document Date: 8/15/2020 Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00

Affiant

Subscribed and sworn before me, this 3RD day of September, 2020.

Notary

LYNN E SLUSHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 5/9/2023