Karen Johnson Davidson County
Batch# 500231 DEEDQC
10/22/2020 10:39:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201022-0122807

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd Suite 130** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. KCN Affiant Subscribed and sworn to before me, this 21 day of October 2020. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner: Sheryl Sykes 1209 Strawberry Cove Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 050 03 0B 056.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Bobbie Howard and Sheryl Sykes, as joint tenants with right of survivorship** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Sheryl Sykes, unmarried** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson State of Tennessee, and more particularly described as follows:

Being Lot No. 56 on the Plan of Mulberry Downs Phase One, a Planned Unit Development, of record in Plat Book 6900, Page 940, amended in Plat Book 7900, Page 84-88, Register's Office for said County and State.

Said Lot No. 56 fronts 34.41 feet on the Westerly side of Strawberry Cove and runs back 95.50 feet on the Southerly side and 125.20 feet on the Northerly side to a line in the rear which measures 85.40 feet thereon.

Being the same property conveyed to Bobbie Howard and Sheryl Sykes, as joint tenants with right of survivorship, by Warranty Deed from Fernelle Warren and Shundra Arrington Warren, of record in Instrument No. 20021223-0158119, in the Register's Office of Davidson County, Tennessee, dated December 03, 2002 and recorded on December 23, 2002.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October 2020.

Bobbie Howard

Sheryl Sykes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bobbie Howard and Sheryl Sykes,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of October 2020.

Notary Public

My Commission Expires: _____