PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 500666 DEEDQC
10/23/2020 01:09:17 PM 2 pgs
Fees: $13.00 Taxes: $155.39
20201023-0123361

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (cwi) Title No.: 61233
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason Bradley Christensen 1803 Cahal Avenue Nashville, TN 37206	Legacy Home Loans LLC 4004 Hillsboro Pike Ste 216B Nashville TN 37215

TAX MAP PARCEL NUMBERS: 07214037200

QUITCLAIM DEED

FOR AND IN CONSIDERATION of **$41,997.20 in full satisfaction of any claim to title to the hereinafter described property**, the undersigned **Monica Elena Weiss-Sharp, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey, unto **Jason Bradley Christensen**, hereinafter called the **Grantee,** Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10 of the subdivision of Lot No. 9, on the map of Belle Forest Subdivision by H.A. Christensen, not of record, Lot No. 10 fronts 75 feet of the Northerly side of Cahal Avenue and runs back 155.3 feet on the Westerly line and 168 feet on the Easterly line to the Southerly line of Lot No. 8, on which measures 75 feet.

Being the same property conveyed to Jason Bradley Christensen and Monica Elena Weiss-Sharp as Joint Tenants with Right of Survivorship by Warranty Deed from Larry J. Harbin, unmarried, dated September 15, 2017 and recorded on September 19, 2017 of record in Instrument No. 20170919-0096000, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the prior conveyance.

This is improved property, known as 1803 Cahal Avenue, Nashville, TN 37206

WITNESS THE EXECUTION HEREOF on the dates shown in the notary acknowledgement.

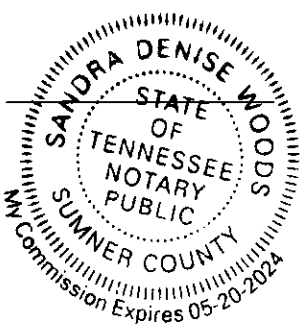
Monica Elena Weiss-Sharp

State of Tennessee

County of Davidson

On this 16th day of October, 2020, before me the undersigned authority, personally appeared **Monica Elena Weiss-Sharp**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is $41,997.20.

Affiant

Sworn and subscribed before me this 16th day of October, 2020.

Notary

My Commission Expires: 