Karen Johnson Davidson County
Batch# 509401 DEEDQC
11/05/2020 01:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201105-0129964

**PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.**

## QUITCLAIM DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Biani Viator Blanchard

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~OCTOBER~~ November, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-1022

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Helese H. Viator and Mitchell J. Viator | NEW OWNER | Map: 05307000500 |
| (NAME)<br>1712 Overton Street | (NAME) | |
| (ADDRESS)<br>Old Hickory, TN 37138 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ANDREW JOSEPH BLANCHARD AND WIFE, BIANI VIATOR BLANCHARD,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**HELESE H. VIATOR AND HUSBAND, MITCHELL J. VIATOR,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being described as follows, to wit:

Being Lot No. 1 on the Final Plat of Crooks Resubdivision Lot 51 Revised Plan, Section E, Village of Old Hickory, of record in Instrument No. 20040331-0036175, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Andrew Joseph Blanchard and wife, Biani Viator Blanchard, by deed from Stephen Parvin and Kori Parvin, husband and wife, of record in Instrument No. 20150504-0040112, dated May 1, 2015, Register's Office for said County.

This is improved property, known as 1712 Overton Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 29th day of October, 2020.

Andrew Joseph Blanchard

Biani Viator Blanchard

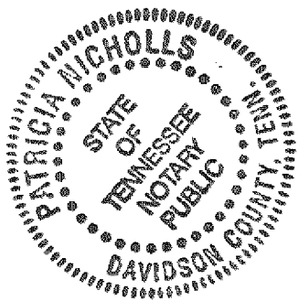
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Joseph Blanchard and Biani Viator Blanchard, 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 and official seal this, ~~29th~~ 3rd day of ~~October~~ November, 2020.

My Commission Expires: 3/6/24

Notary Public



# True Copy Certification

I, Anita Lester, 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, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY