Karen Johnson Davidson County
Batch# 512642 DEEDQC
11/09/2020 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201109-0131803

QUITCLAIM DEED

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Melissa Jansen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen J. Ashton and Laurie E. Green	**Same**	**044-05002600**
(NAME) **310 Keeton Avenue**	(NAME)	
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KAREN J. ASHTON ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

KAREN J. ASHTON AND LAURIE E. GREEN, A MARRIED COUPLE WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 4'H CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF SCENIC VIEW SUBDIVISION, ACCORDING TO AN UNRECORDED PLAN PREPARED BY W.W. TURNER COMPANY, ENGINEERS, DATED SEPTEMBER 14, 1948, NOT OF RECORD, DESCRIBED AS FOLLOWS:

STARTING WITH A CONCRETE MONUMENT AT THE NORTH END OF THE RETURN AT THE NORTHWEST COMER OF THE INTERSECTION OF KEETON AVENUE AND HILLMAN PLACE, AND RUNNING THENCE THE FOLLOWING COURSES AND DISTANCES; IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF KEETON AVENUE A DISTANCE OF79.2 FEET TO AN IRON PIN ON A LINE BETWEEN LOTS NOS. 61 AND 62 AND THE POINT OF BEGINNING; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE LINE BETWEEN LOTS NOS. 61 AND 62 A DISTANCE OF 155.6 FEET TO AN IRON PIN LOCATED IN THE NORTH MARGIN OF A CEMETERY, AND ON A LINE BETWEEN LOTS NOS. 61 AND 62, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTH MARGIN OF SAID CEMETERY, A DISTANCE OF 52.8 FEET TO A CONCRETE MONUMENT LOCATED IN THE NORTH MARGIN OF A CEMETERY AND AT THE NORTHEAST COMER OF SAID CEMETERY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE LINE BETWEEN SAID CEMETERY AND LOT NO.6! A DISTANCE 5.9 FEET TO AN IRON PIN ON A LINE BETWEEN THE BACKS OF LOTS NOS. 61 AND 78; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE LINE BETWEEN THE BACKS OF LOT NO. 61 AND LOTS NOS. 77 AND 78, A DISTANCE OF 51 FEET TO AN IRON PIN ON THE LINE BETWEEN LOTS NOS. 60 AND 61; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE LINE BETWEEN LOTS NOS. 60 AND 61 A DISTANCE OF 165 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF KEETON AVENUE AND ON A LINE BETWEEN LOTS NOS. 60 AND 61; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH MARGIN OF KEETON AVENUE A DISTANCE OF 100 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF KEETON AVENUE, AND ON A LINE BETWEEN LOTS NOS. 61 AND 62, AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KAREN J. ASHTON, BY WARRANTY DEED FROM STEVE RAINEY, OF RECORD IN INSTRUMENT NUMBER 20090723-0069246, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **310 Keeton Avenue, Old Hickory, Tennessee 37138**

Witness our hands this the 6th day of November, 2020.

KAREN J. ASHTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN J. ASHTON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of November, 2020.

Notary Public

My Commission Expires:

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY