Karen Johnson Davidson County
Batch# 513962 DEEDQC
11/10/2020 01:24:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201110-0132534

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Gerald Kuther and Patsi S. Kuther,** ("Grantors"), **husband and wife, as tenants in common with rights of survivorship** hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Beau Kuther,** (Grantee), an unmarried man all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 581 on the Plan of Cloverhill, Section No. VIII, of record in Plat Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Beau Kuther, an unmarried man, and Gerald Kuther and Patsi S. Kuther, husband and wife, as tenants in common with rights of survivorship, by virtue of that certain Warranty Deed dated November 29, 2018, and being of record at Instrument No. 20181203-0117434, in the amount of $190,000.00 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 3140 Cloverwood Drive, Nashville, TN 37214

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20181203-0117434** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3 day of ~~October,~~ November JK **2020.**

Gerald Kuther

Patsi S. Kuther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Gerald Kuther and Patsi S. Kuther** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of November, **2020.**

Suzette Danielle Mandich
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03-19-2021

For recording information only

OFFICIAL STAMP
SUZETTE DANIELLE MANDICH
NOTARY PUBLIC-OREGON
COMMISSION NO. 960542
MY COMMISSION EXPIRES MARCH 19, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 3rd day of November, **October, 2020.**

Emily D Reed
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/8/2024

EMILY D REED
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 8, 2024

PROPERTY ADDRESS:	**3140 Cloverwood Dr** **Nashville, TN 37214**
TAX PARCEL NO.:	**09611003700**
PROPERTY OWNER: OWNER'S ADDRESS:	**Beau Kuther** **3140 Cloverwood Dr** **Nashville,TN 37214**
MAIL TAX BILLS TO:	**Beau Kuther** **3140 Cloverwood Dr** **Nashville,TN 37214**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, ASHLEE D PAGE a notary public for this county and state, EMILY REED who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page
Notary Signature

My Commission Expires: 11/08/2022