RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 516732 DEEDQC
11/13/2020 03:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201113-0134516

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2020.

NOTARY PUBLIC

My commission expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland Clark Scott Courtney G. Cochran 413 Powder Mill Rd. Nashville, TN 37205	Same as New Owner	115-08-0-081.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Leland Clark Scott, unmarried man,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Leland Clark Scott, unmarried and Courtney G. Cochran, unmarried, as tenants in common with right of survivorship**, their heirs and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Plan of West Meade Village, Sections C-1 and C-2 of record in Plat Book 2331, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 22 fronts 193 feet on the southerly side of Powder Mill Road, and runs back between lines 390 feet on the westerly line and 375 feet on the easterly line, to a dead line in the rear on which it measures 234.1 feet.

Being the same property conveyed to Leland Clark Scott, an unmarried man, by Warranty Deed from Betti D. Lose, dated 11/12/2020 and appearing of record at Instrument No. 202011130134514, Register's Office for Davidson County, Tennessee.

Being also known as 413 Powder Mill Road Nashville, Tennessee 37205.

WITNESS OUR HAND, this 12th day of NOVEMBER, 2020.

LELAND CLARK SCOTT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Leland Clark Scott, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of November, 2020.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My commission expires: 1/3/23

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024