Karen Johnson Davidson County
Batch# 517142 DEEDQC
11/16/2020 02:42:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20201116-0135091

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

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

Joseph M Buchanan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of November, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P.C., 2021 Richard Jones Rd., Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	PARCEL ID NUMBER:
Cheryl P. Buchanan 3501 Wood Bridge Drive Nashville, TN 37217	Same as Owner	136 06 0 138.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JOSEPH M. BUCHANAN** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **CHERYL P. BUCHANAN** (hereinafter called the "Grantee), and Grantee's heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Lot No. 429, on the Plan of Priest Lake Park, 5, Section 7-A, of record in Book 5200, Page 107, 108 & 109, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Joseph M. Buchanan (Grantor herein) and Cheryl P. Buchanan by deed from William David Dorris, Jr. and wife, Susan M. Dorris of record in Instrument No. 20010305-0020491, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3501 Wood Bridge Drive, Nashville, TN 37217.

This conveyance is subject to (a) the Restrictive Covenants of record in Book 5499, Page 879, Register's Office for Davidson County, TN and any applicable amendments thereto; (b) the Plat/Plan of record in Book 5200, Pages 107, 108 & 109 in said Register's Office and any applicable amendments thereto; and (c) to all matters shown on any other applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of November, 2020.

Joseph M Buchanan
JOSEPH M. BUCHANAN, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named Joseph M. Buchanan, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed his signature to the within instrument, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 14 day of November, 2020.

Commission Expires: SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Mary Gail Porter
Notary Signature

My Commission Expires: January 10, 2023