THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 528167 DEEDQC
12/09/2020 12:17:59 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20201209-0143716

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 7th day of December, 2020.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Pamela P. Butler and Stephen G. Butler 23 Annandale Nashville, TN 37215	New Owner	158 04 0A 073.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Pamela P. Butler and Stephen G. Butler, wife and husband** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Pamela P. Butler, married** their heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract of land in the City of Forest Hills, Davidson County, Tennessee, said tract of land being shown as a portion of Lot No. 10 on the Plan of Revised Section Two Otter Wood, as recorded in Book 6900, Page 599, and revised in Book 6200, Page 749, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the Westerly margin of Annandale, said point being 2,492 feet Southerly more or less from the right-of-way intersection of Annandale and Otter Creek Road and proceeding as follows: Southerly along said right-of-way, S 14° 46' 02" E, for a distance of 51.00 feet to a concrete monument; thence, continuing along said right-of-way with a curve to the left having a radius of 790.13 feet, a distance of 78.03 feet to an iron pin; said curve has a chord bearing a distance of S 17° 35' 47" E, 78.00 feet; thence, with a common property line between lot 11 and this herein described tract, S 71° 58' 29" W, for a distance of 456.07 feet; to a concrete monument, said point being the most Northwesterly corner of said lot 11; thence, with a common property line between the remaining portion of lot 10 and this herein described tract, N 18° 33' 28" W, for a distance of 150.77 feet to a concrete monument, said point being the most Southwesterly corner of lot 9; thence, with a common property line between said lot 9 and this herein described tract, N

74° 41' 17" E, 461.47 feet to an iron pin in the Westerly margin of Annandale, the point of beginning and containing 63,982 square feet or 1.469 acres of land more or less.

Being the same property conveyed to Pamela Denise Peters, an unmarried woman, and Stephen Gregory Butler, an unmarried man, joint tenants with right of survivorship, by Warranty Deed from John Doerr and Julie Doerr, husband and wife, of record in Instrument No. 20170804-0079578, in the Register's Office of Davidson County, Tennessee, dated July 27, 2017 and recorded on August 04, 2017.

Being the same property conveyed to Stephen Butler and Pam Peters, Trustees of The Stephen Butler and Pam Peters Living Trust, dated August 4, 2017, by Quitclaim Deed from Pamela Denise Peters, an unmarried woman, and Stephen Gregory Butler, an unmarried man, of record in Instrument No. 20170929-0099961, in the Register's Office of Davidson County, Tennessee, dated September 22, 2017 and recorded on September 29, 2017.

Being the same property conveyed to Pamela Denise Peters, by Quitclaim Deed from Stephen Gregory Butler, married, of record in Instrument No. 20181001-0096686, in the Register's Office of Davidson County, Tennessee, dated September 06, 2018 and recorded on October 01, 2018.

Being the same property conveyed to Pamela P. Butler and Stephen G. Butler, wife and husband from Pamela Denise Peters by Quitclaim Deed of record in Instrument No. 20200923-0109145, in the Register's Office of Davidson County, Tennessee, recorded September 23rd, 2020. See also scrivener's affidavit recorded in Instrument No. 20201006-0115581 in the Register's Office of Davidson County, Tennessee.

Being also conveyed by Corrective Quitclaim Deed of record in Instrument No._____, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: 23 Annandale, Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of December, 2020.

Pamela P. Butler

Stephen G. Butler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela P. Butler and Stephen G. Butler**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 7th day of December, 2020.

Notary Public

My Commission Expires: _____

