Karen Johnson Davidson County
Batch# 529573 DEEDQC
12/10/2020 01:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201210-0144747

QUITCLAIM DEED

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 day of December, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-2-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pk.
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patsy Tayes and Judy Stanphill	New owner	
2910 Susan Dr.		
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **PATSY M. TAYES, UNMARRIED** ("Grantors"), by these presents do hereby quitclaim and convey unto **PATSY M. TAYES AND JUDY STANPHILL, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("Grantee"), their heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 90 on the Map of Cloverhill Subdivision, Section II, of record in Book 2133, Page 46, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 75 feet on the southerly side of Susan Drive and runs back 150.3 feet on the westerly line and 152 feet on the easterly line, to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Tommy Cozart by deed from Charles Vincent Harper and wife, Wanda H. Harper, of record in Book 4165, Page 928, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Hubert W. Tayes and wife, Patsy M. Tayes by Warranty Deed from Tommy Cozart and wife, Madge Cozart, of record in Book 4165, page 929, said Register's Office. Hubert M. Tayes died on September 1, 2020 leaving Patsy M. Tayes as the surviving tenant by the entirety.

Being improved property also known as 2910 Susan Dr., Nashville, TN 37214.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the _____ day of December, 2020.

PATSY M. TAYES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2020, before me personally appeared Patsy M. Tayes, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of December, 2020.

My commission expires:
11/3/22

Notary Public



Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON