Return to:

RACHEL VAN NATHAN
2401 SANTI AVENUE
NASHVILLE TN 37208

Karen Johnson Davidson County
Batch# 534531 DEEDQC
12/15/2020 10:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20201215-0147629

Send Tax Notices to:
RACHEL VAN NATHAN, A WIDOW
2401 SANTI AVENUE
NASHVILLE,TN 37208

FILE NO. FSS 012055

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RACHEL VAN NATHAN	RACHEL VAN NATHAN	081 10 0 206.00
2401 SANTI AVENUE NASHVILLE, TN 37208	2401 SANTI AVENUE NASHVILLE, TN 37208	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RACHEL VAN NATHAN, SURVIVING SPOUSE OF CHRISTOS VAN NATHAN, WHO DEPARTED THISLIE ON 05/05/2019,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **RACHEL VAN NATHAN, A WIDOW,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 119 ON THE MAP OF COBB'S SUBDIVISION OF LOT NO. 6 OF THE HARDING BOSLEY TRACT, OF RECORD IN BOOK 161, PAGE 155 IN THE REGISTER'S OFFICE FOR DAVIDSON COMITY, TENNESSEE, DESCRIBED AS FOLLOWS:

SAID PART OF LOT NO. 119 BEGINS AT A POINT ON THE LINE OF SAID LOT ON SANTI AVENUE (FORMERLY ROSE STREET) 26.94 FEET WEST OF 24TH AVENUE NORTH AND RUNS THENCE WEST ALONG SANTI AVENUE (FORMERLY ROSE STREET) 126.29 FEET TO AN IRON PIN AT THE CORNER OF AN ALLEY; THENCE SOUTH ALONG THE EASTERLY SIDE OF AN ALLEY, 87 FEET TO AN IRON PIN; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT NO. 119, 123.65 FEET TO NN IRON PIN (SAID IRON PIN

BEING 26.35 FEET SOUTH FROM 24TH AVENUE NORTH), THENCE IN AN NORTHERLY DIRECTION 60.26 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF SANTI AVENUE (FORMERLY ROSE STREET) WHICH POINT IS 83.94 FEET WEST OF THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTI AVENUE (FORMERLY ROSE STREET) AND 24TH AVENUE NORTH; THENCE IN A WESTERLY DIRECTION ALONG SAID SANTI AVENUE (FORMERLY ROSE STREET) 70.26 FEET TO THE MARGIN OF A 15 FOOT ALLEY; THENCE IN A SOUTHERLY DIRECTION WITH THE EASTERLY MARGIN OF SAID ALLEY A DISTANCE OF 87 FEET TO A POINT, BEING THE COMMON CORNER OF LOTS NOS. 119 AND 120 ON SAID PLAN; THENCE IN AN EASTERLY DIRECTION WITH THE DIVIDING LINE BETWEEN LOTS NOS. 119 AND 120 A DISTANCE OF 62.65 FEET TO A POINT; THENCE NORTH 10 DEGREES WEST A DISTANCE OF 73 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOS VAN NATHAN AND RACHEL VAN NATHAN, ON DEED DATED 02/07/2017 AND RECORDED ON 02/27/2017, AS INSTRUMENT NO. 20170227-0019206, AMONG THE REAL LAND RECORDS OF DAVIDSON COUNTY, TN.

Property known as, 2401 SANTI AVENUE, NASHVILLE, TN 37208

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of November, 2020

Rachel Van Nathan

RACHEL VAN NATHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, TIFFANY B WILSON of the state and county mentioned, personally appeared RACHEL VAN NATHAN, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

Notary Public
Printed Name: TIFFANY B WILSON
My Commission Expires: 03-08-2021

VALUATION AFFIDAVIT

True Copy Certification

I, Jennifer Gressett, 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 TX

County of Union

Personally appeared before me, LYNNE GRINOLDS, a notary public for this county and state, JENNIFER GRESSETT 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: 3/28/23
Notary' Seal (if on paper)

LYNNE GRINOLDS
Notary ID #126852780
My Commission Expires
March 28, 2023