QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 537174 DEEDQC
12/17/2020 01:29:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201217-0149560

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 14 day of April, 2020.

Notary Public

MY COMMISSION EXPIRES: 3 Aug 2021

(EFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY STEVEN PAUL DISS

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
Brittany Bass	New owner	050 15 0 161.00
3193 Robwood Dr.		
Nashville, TN 37207		
(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, we, **DOUGLAS BUFORD AND BRITTANY BASS** ("Grantors"), by these presents do hereby quitclaim and convey unto **BRITTANY BASS** ("Grantee"), her heirs and assigns, all our right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 461 on the Plan of Parkwood Estates, Section 3, as of record in Book 3300, Page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 461 fronts 105 feet on the westerly side of Robwood Drive and extends back 162.55 feet on the northerly line and 180.0 on the southerly line to a line at the rear measuring 50.5 feet thereon.

Being the same property conveyed to L. C. Stewart and wife, Dora Lee Stewart, by Warranty Deed from Billy C. Pass and Harry G. Hemmerly, of record in Book 5194, Page 32, Register's Office for Davidson County, Tennessee. L. C. Stewart died September 30, 1983 leaving Dora Lee Stewart as the surviving tenant by the entirety. Dora Lee Stewart married Douglas Buford on November 19, 1995 and then became known as Dora Buford. According to Affidavit of Heirship recorded in Instrument No. 20201217-0149559, said Register's Office, Dora Buford died intestate on November 16, 2019 leaving Douglas Buford, surviving spouse, and daughter, Brittany Bass, as the sole heirs-at-law.

Being improved property also known as 3193 Robwood Dr., Nashville, TN 37207.

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.

DOUGLAS BUFORD

BRITTANY BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of December, 2020, before me personally appeared Douglas Buford and Brittany Bass, 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 8th day of December, 2020.

My commission expires: 3/8/21

Notary Public

STEVEN PAUL DISER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY