THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 102-14-0
PARCEL: 055.00

NEW OWNER'S ADDRESS:
Ryan Waller & Jennifer Anthony
864 Belton Dr.
Nashville, TN 37205

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 543592 DEEDQC
12/30/2020 10:34:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201230-0154613

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety I, Jennifer Anthony, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the plan of Crest Meade, Section II, of record in Book 2331, Pages 151 and 152, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Anthony, an unmarried woman by Warranty Deed dated 09/05/2014 from Amanda Marshall, an unmarried person of record in Instrument No. 20140908-0082105, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 864 Belton Drive, Nashville, TN 37205.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Ryan Waller and Jennifer Anthony, husband and wife, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 23rd day of December, 2020.

Jennifer Anthony

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Jennifer Anthony, the Bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 23rd day of December, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 23rd day of December, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 23rd day of December, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023