Karen Johnson Davidson County
Batch# 546232 DEEDQC
01/05/2021 08:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210105-0001205

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd., Ste 203
Mt. Juliet, TN 37122

File No.: WB200289

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 2020

NOTARY PUBLIC

My commission expires: 10/6/22

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow, LLC, 2231 N. Mt. Juliet Rd., Ste 203, Mt. Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer McIntyre and Nathaniel E. McIntyre 4336 Morriswood Drive Nashville TN 37204	Jennifer McIntyre and Nathaniel E. McIntyre 4336 Morriswood Drive Nashville TN 37204	132-07-0-051.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Jennifer McIntyre, formerly known as Jennifer Kay Moss, and Nathaniel E. McIntyre,** wife and husband, hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby quitclaim all our right, title and interest unto **Jennifer McIntyre and Nathaniel E. McIntyre,** wife and husband, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Southmeade of record in Book 1835, page 118, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. Included in this description, but expressly excluded therefrom, is the following parcel of land conveyed to the State of Tennessee by deed dated April 13, 1972 of record in Book 4592, page 475, said Register's Office, described as follows:

Being part of Lot No. 55 on the plan of Southmeade of record in Book 1835, pages 118 and 119, further described as beginning at a point on the west boundary of Lot No. 58 on the said plan, and being the common corner of Lot No. 55 and 56 on said plans, thence with the northwest boundary of Lot No. 56, South 62 degrees, 42 minutes West, 19 feet, more or less; thence North 7 degrees, 47 minutes West, 111 feet, more or less, to the south boundary of Lot No. 54; thence with said boundary North 84 degrees, 31 minutes East, 43 feet, more or less; thence South 10 degrees, 25 minutes East, 62 feet, more or less, to the point of beginning, and containing 2,160 feet, more or less.

Being the same property conveyed to Jennifer Kay Moss and Nathaniel E. McIntyre, wife and husband, from James E. Stevens and David E. Vespie, joint tenants with right of survivorship, both unmarried, by Warranty Deed dated October 31, 2014 and recorded November 6, 2014 in Instrument #20141106-0102465, said register's Office.

The address of the herein described property is believed to be 4336 Morriswood Drive, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

WITNESS OUR HAND, this 1st DAY OF Dec., 2020.

Jennifer McIntyre f/k/a Jennifer Kay Moss

Nathaniel E. McIntyre

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, **Jennifer Kay Moss and Nathaniel E. McIntyre**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 1st DAY OF Dec, 2020.

HAILEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

Hailey Roberts
Printed Notary Name

My commission expires: 04/26/23

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022