QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 552995 DEEDQC
01/12/2021 03:02:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210112-0005569

O-SB-HFL-20-1521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 20 21.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Beth Sartain	United Wholesale Mtg	
(NAME) **1521 Ferguson Ave,**	(NAME) 585 South Blvd E	**117-08-0-145.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Pontiac MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARI BETH SARTAIN (ERRONEOUSLY MISSPELLED IN DEED OF RECORD IN INSTRUMENT NUMBER 20140625-0055564),** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY BETH SARTAIN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 170 on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 60.0 feet on the Southerly side of Ferguson Avenue and extends back between parallel lines, a distance of 140.0 feet, to an alley.

Being the same property conveyed to Mari Beth Sartain by Warranty deed from Mary B. Sartain and Jeffery T. White, as tenants by the entireties of record in Instrument No. 20140625-0055564 Register's Office for Davidson County, Tennessee, dated June 25, 2014 and recorded on June 25, 2014. Mary Beth Sartain's name was misspelled in prior deed of Record. This deed is being recorded to correct the spelling of Grantor's name.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1521 Ferguson Ave, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 4 day of January, 2021.

Mary Beth Sartain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY BETH SARTAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212