Karen Johnson Davidson County
Batch# 553846 DEEDQC
01/14/2021 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210114-0006160

QUITCLAIM DEED

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 13th day of January 2021

Notary Public

My commission expires: 06/28/2021
(Affix Seal)

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

This instrument was prepared by information supplied by the parties, and the preparer makes no representation as to the description of or status of title to the property described herein.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric W. Northern 2106 12th Avenue N Nashville, TN 37208	SAME	81-30 228

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, I, **ERIC W. NORTHERN, A SINGLE MAN** HEREINAFTER CALLED THE GRANTOR, QUITCLAIMS A ONE-THIRD (1/3) UNDIVIDIED INTEREST TO **ERIC W. NORTHERN, JR., UNMARRIED**, A ONE-THIRD (1/3) UNDIVIDED INTEREST TO **CARLA ASHLIE BIRTS, MARRIED** AND A ONE-THIRD (1/3) UNDIVIDED INTEREST TO **CRYSTAL NICHOLE NORTHERN, MARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING Lot No. 23 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 Owen's Buena Vista Addition, as of record in Book 57, page 63, Register's Office of Davidson County, Tennessee.

Said Lot No. 23 front 50 feet on the easterly side of 12th Avenue North, formerly Sangster Street, and runs back between parallel lines, 145 feet to an alley.

Being the same property conveyed to Eric W. Northern, a single man by Warranty Deed from The Estate of Isaac J. Northern Sr., in Record Book 20100108-0002042 in the Register's Office of Davidson County, Tennessee.

SUBJECT to Life Estate retained by **ERIC W. NORTHERN** to run consecutively.

This is improved property known as 2106 12TH Avenue North, Nashville, TN 37208. This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, Grantors has executed this instrument on this 13th day of January 2021.

Eric W. Northern

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ERIC W. NORTHERN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January 2021.

BECKY A. MEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public
My Commission expires: 08/28/2021

Tennessee Certification of Electronic Document

I, Becky A Mead, 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.

Signer's Name

Becky A Mead

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Kellie H Moss, a notary public for this county and state,

Notary's Name

Becky A Mead, who acknowledges that this certification of an electronic document is

Signer's Name

true and correct and whose signature I have witnessed.

Kellie H. Moss

Notary's Signature

MY COMMISSION EXPIRES: 8-22-2021

NOTARY'S SEAL

KELLIE H. MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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