Karen Johnson Davidson County
Batch# 556228 DEEDQC
01/19/2021 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210119-0008047

QUITCLAIM DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

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 11 DAY OF January, 2021.

Notary Public

COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Janie L. Dorris & Brenda A. Boatman (Name)	**New Owners**	**096-06-0-033.00**
2830 Colonial Circle (Address)	**2830 Colonial Circle**	
Nashville, TN 37214	**Nashville, TN 37214**	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Brenda A. Boatman, a single woman,** hereinafter referred to as Grantor, hereby quitclaims to **Janie L. Dorris, a single woman & Brenda A. Boatman, a single woman, as joint tenants with rights of survivorship**, their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 2830 Colonial Circle, Nashville, Tennessee 37214

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 11th day of JANUARY 2021.

Brenda A. Boatman

Brenda A. Boatman

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brenda A. Boatman, a single woman**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 11th day of January, 2021.

NOTARY PUBLIC

My commission expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT A

Land in Davidson County Tennessee, located at 2830 Colonial Circle, Nashville TN 37214 and being Lot number 21 on the Map of Colonial Village, as of record in Book 1424, page 58 Register's Office for Davidson County Tennessee. Said Lot 21 fronts 70 ft on the north side of Colonial Circle and runs back between lines 251.96 ft on the westerly line and 248.6 ft on the easterly line to a dead line at the rear measuring 70.08 ft thereon.

Being the same property conveyed to John M. Walker and wife Anna Louise C. Walker by deed from Clifford W. Russell and Coen C. Cloud, of record in Book 1780, page 29, Register's Office for Davidson County, Tennessee. The said Anna Louise C. Walker having predeceased John M. Walker on 4/12/73 and the said John M. Walker having since died on 10/28/01, leaving Nelda Faye Hopper and Brenda A. Boatman as his sole heirs at law.

Being the same property conveyed to Brenda A. Boatman by Quitclaim Deed from Nelda Faye Hopper dated 05/10/02 recorded 05/20/02, of record in Instrument No. 20020520-0061206, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY