Karen Johnson Davidson County
Batch# 561712 DEEDQC
01/26/2021 03:45:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210126-0011756

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Charles Bandy** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Charles Bandy, unmarried man and Karen Sowell, unmarried woman,** (Grantee), all of his rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 66 on the Map of J. M., T. J., and G. W. Harding's Plan of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 fronts 50 feet on the south side of Formosa Street and runs back between parallel lines, 150 feet to an alley.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by WARRANTY DEED of record at **BOOK 6714 PAGE 748** in said Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF I have executed this instrument the 25th day of **January, 2021.**

Charles Bandy
Charles Bandy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Charles Bandy**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **January, 2021.**

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12.7.2024

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Charles Bandy
AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **January, 2021.**

Nichole Dowling
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12.7.2024

NICHOLE DOWLING STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 12.7.2024

PROPERTY ADDRESS: **1913 Formosa St., Nashville, TN 37208**

TAX PARCEL NO.: **08115013000**

PROPERTY OWNER: **Charles Bandy and Karen Sowell**
OWNER'S ADDRESS: **1913 Formosa St. Nashville, TN 37208**

MAIL TAX BILLS TO: Owners Address

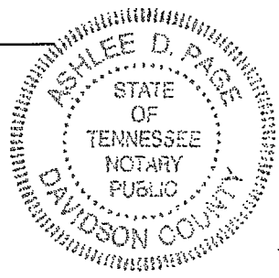
Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature



My Commission Expires: 11/08/2022