Prepared by:
615 Title, LLC
807 Bradford Ave.
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 567682 DEEDQC
02/03/2021 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015960

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 3rd day of February, 2021.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair
Notary Public
My commission expires: June 13, 2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jennifer Champion Thigpen	New Owner	
154 Woodmont Blvd		Map 116-03-0, Parcel 128.00
Nashville, TN 37205		

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Jennifer E. Champion, Co-Trustee of the Champion Trust for Jennifer E, Champion Dated August 1, 1997, as Restated November 4, 2003, and as subsequently amended**, hereinafter referred to as Grantor(s), by these presents, do quitclaim and convey all of his right, title and interest unto, **Jennifer Champion Thigpen**, **Married**, hereinafter referred as, the Grantee(s), in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

Being the northwesterly one-half of Lot No 103 on the Plan of Kenner Manor Lane Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 50 feet on the northly margin of Woodmont Boulevard and extends back between parallel lines 200 feet to a dead line in the rear.

Being the same property conveyed to Jennifer E. Champion, Co-Trustee for the Champion Trust for Jennifer E. Champion, Dated August 1 1997, as Revised on November 4, 2003, and as subsequently amended, by

Quitclaim Deed from Robert D. Champion, of record in Instrument No. 20131211-0125414 Register's Office for Davidson County, Tennessee.

Being the Same property conveyed to Robert D. Champion by Warranty Deed dated April 15th, 2013, from Cora Graham Hogan and Barbara Ferris Richards, as Co-Executrixes of the Last Will and Testament of Rebecca G. Ferris a/k/a Rebecca M. Graham Ferris, of Record in Instrument No. 20130416-0037493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **154 Woodmont Boulevard, Nos. A & B, Nashville, TN 37205.**

Witness my/our hands this 3rd day of February 2021.

Champion Trust for Jennifer E, Champion Dated August 1, 1997, as Restated November 4, 2003, and as subsequently amended,

By: Jennifer E. Champion, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, **D. Shayne Adair**, a notary public for the state and county mentioned, personally appeared **Jennifer E. Champion** , Co-Trustee, of the **Champion Trust for Jennifer E, Champion Dated August 1, 1997, as Restated November 4, 2003, and as subsequently amended**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 2021.

D. Shayne Adair
Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY