THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 567778 **DEEDQC**
02/04/2021 08:56:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210204-0016084

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Clay Houston Ansley and Donald Bryan Ansley 4400 Belmont Park Terrace, #170 Nashville, TN 37215	New Owners	131-03-0-C-I 70.00 CO

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Elizabeth Mullican Orr, formerly known as Elizabeth M. Arnold**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Clay Houston Ansley and Donald Bryan Ansley, as Tenants in Common**, hereinafter called the Grantees, their successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee being **Lot No. 170** on the Plan of Arden Place, Section 5, of record in Book 4955, page 41, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth M. Arnold by Warranty Deed from Larry R. Hester and wife, Peggy P. Hester, of record on 08/14/2000, at Instrument

No. 20000814-0080465, Davidson County Register of Deeds. Elizabeth M. Arnold is now known as Elizabeth Mullican Orr.

This is property commonly known as 4400 Belmont Park Terrace, #170, Nashville, TN 37215.

Witness my hand, this 27th **day of** January, **2021:**

Elizabeth L Mullican Orr

Elizabeth Mullican Orr, formerly known as Elizabeth M. Arnold

STATE OF MINNESOTA

COUNTY OF RAMSEY

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

Witness my hand and official seal, this 27th day of January, **2021**:

Notary Public

My Commission Expires: 1-31-2022

DIANE M. COLBURN
Notary Public
Minnesota
My Commission Expires January 31, 2022

STATE OF Minnesota

COUNTY OF Ramsey

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Elizabeth Mullican Orr

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF January, **2021**:

Notary Public

My Commission Expires: 1-31-2022

DIANE M. COLBURN
Notary Public
Minnesota
My Commission Expires January 31, 2022