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# 570990 DEEDQC
02/09/2021 11:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210209-0018424

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

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. 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#:
Ronald Lee Booth, III 208 East Point Dr. Nashville, TN 37216	Owner	105-04-0-107.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lydia Rose Booth**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Ronald Lee Booth III**, hereinafter called the Grantee, and the Grantee's 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 the East 35 feet of Lot No. 9 on the Map of Trimble's Third Addition of record in Plat Book 57, page 53, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Lee Booth, III, by Warranty Deed from Samual D. White, a single man of record on June 3, 2019, at Instrument No. 20190603-0052767, Davidson County Register of Deeds. Lydia Rose Booth makes is conveyance only to waive any interest she may have by way of marriage to Ronald Lee Booth, III.

This is property commonly known as 21 North Hill Street, Nashville, TN 37210.

Witness my hand, this 2/8/21 **day of February, 2021:**

Lydia Rose Booth

Lydia Rose Booth

STATE OF Tennessee

COUNTY OF Williamson

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

Witness my hand and official seal, this 8th day of **February**, **2021**:

Notary Public

My Commission Expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY