QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 571501 DEEDQC
02/09/2021 02:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210209-0018659

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 9 day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/2/24

(AFFIX SEAL)

KRISTIN DISSER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pk.
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lydia C. Frey and Daniel Rottero	New owner	051010063.00
809 Due West Ave. N.		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LYDIA C. FREY, UNMARRIED** ("Grantors"), by these presents do hereby quitclaim and convey unto **LYDIA C. FREY AND DANIEL L. ROTTERO, TENANTS IN COMMON** ("Grantee"), their heirs and assigns, all my right, title, and interest, in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 89 on the unrecorded Map of Due West Valley Acres described as follows:

BEGINNING at a point in the southerly margin of Due West Avenue at the comer of Lots No. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence easterly 46.24 feet to a point, the comer of Lot No. 90; thence with the line between Lots 89 and 90, northerly 500 feet to the southerly margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the point of beginning.

Being the same property conveyed to Richard Shriver and wife, Kendal Joy Shriver, by Deed ofrecord in Book 8582, page 230, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lydia Frey, an unmarried person, by Warranty Deed from Richard Shriver and wife, Kendal Joy Shriver, of record in Book 9421, Page 249, said Registers Office, signed July 28th, 1994 and recorded July 29th, 1994.

Being improved property also known as 809 Due West Ave., Madison, TN 37115.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set our hands this the 9th day of February, 2021.

Lydia C. Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of February, 2021, before me personally appeared Lydia Frey, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of February, 2021.

My commission expires: 9/2/24

Notary Public

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

