THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 084140
PARCEL: 049.00

NEW OWNER'S ADDRESS:
Ann Harkey Pitts & Trenton Pitts
2204 Crestline Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 576233 DEEDQC
02/24/2021 08:59:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20210224-0022667

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Ste 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH VESTING AND PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, we, Ann Harkey Pitts fka Ann Harkey and Trenton Pitts, (Grantors), by these presents do hereby quitclaim and convey all of our interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 15 on the Plan of Donelson Meadows of record in Book 1835, Page 35, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ann Harkey and Trenton Pitts, wife and husband by Warranty Deed dated 06/21/2016 from Paul Raymond Welch and wife, Megan G. Breton of record in Instrument Number 20160623-0063960, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2204 Crestline Drive, Nashville, TN 37214.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Ann Harkey Pitts and Trenton Pitts, wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 17th day of February, 2021.

Ann Harkey Pitts

Trenton Pitts

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Ann Harkey Pitts and Trenton Pitts, the Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of February, 2021.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 17th day of February, 2021.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 17th day of February, 2021.

Karen B. Heavener
Notary Public
My Commission Expires: _____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023