Prepared by:
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Karen Johnson Davidson County
Batch# 580951 DEEDQC
03/01/2021 03:10:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210301-0025799

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Lisa and Christopher Minton	SAME	11703000200
2806 Natchez Trace		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged and pursuant to Tennessee Code Annotated Section 66-1-109, LISA A. MINTON (formerly known as "LISA A. BUTLER" and hereinafter referred to as "Grantor"), by these presents and for the purpose of creating an estate or tenancy by the entireties for herself and her husband CHRISTOPHER M. MINTON, does hereby quitclaim and convey unto herself LISA A. MINTON and her husband CHRISTOPHER M. MINTON as tenants by the entirety (hereinafter "Grantees"), their successors and assigns, all of her right, title and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

SEE ATTACHED EXHIBIT A

The legal description stated above has been taken from the prior Deed conveying the interest in said property to Grantor as sole tenant. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The purpose of this deed is to title property in the name of the Grantor and her husband as tenants by the entireties.

WITNESS MY HAND this 25th day of February, 2021.

LISA A. MINTON, GRANTOR

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me J. David Dillon, a Notary Public of this County, LISA A. MINTON, formerly known as LISA A. BUTLER, the within named Grantor, 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, at office, this 25 day of February, 2021.

J David Dillon
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Notary Public
My Commission Expires: 3/7/2023

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(A).

EXHIBIT A

A certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 40 FEET OF LOT NO. 10 AND THE NORTHERLY 30 FEET OF LOT NO. 11 ON THE MAP SHOWING SUBDIVISION OF LOTS NO. 12, 13, 14 AND 15 ON THE PLAN OF BELAIR, AS OF RECORD IN BOOK 547, PAGE 96, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOT NOS. 10 AND 11 FRONT TOGETHER 70 FEET ON THE EASTERLY SIDE OF 28TH AVENUE SOUTH, FORMERLY KNOWN AS 25TH AVENUE, SOUTH, AND RUNS BACK BETWEEN PARALLEL LINES, 225 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DAVID J. BUTLER AND LISA A. BUTLER, MARRIED, BY WARRANTY DEED FROM FRANKLIN D. BRABSON, UNMARRIED AS RECORDED 6-25-99 IN BOOK 11542, PAGE 780,

BEING FURTHER THE SAME PROPERTY CONVEY TO LISA A. BUTLER FROM DAVID J. BUTLER AND LISA A. BUTLER BY QUITCLAIM DEED RECORDED IN BOOK 20170428, PAGE 0042060.

This is improved property commonly known as 2806 NATCHEZ TRACE, NASHVILLE, TN 37212.