Karen Johnson Davidson County
Batch# 584595 DEEDQC
03/04/2021 10:34:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210304-0028195

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
BANKERS TITLE **3310 West End Ave., Suite 540** **Nashville, Tennessee 37203**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF March, 2021. Notary Public COMMISSION EXPIRES: 6-22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corp., 3310 West End Ave., Ste. 540, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
Shirley F. Oatsvall (Name)	**New Owner** (Name)	**095-08-0-158.00**
2519 David Drive (Address)	(Address)	
Nashville, TN 37214		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Nancy Elaine Oatsvall, n/k/a Nancy Elaine Hopson, married,** hereinafter referred to as Grantor, hereby quitclaims to **Shirley F. Oatsvall, a widow,** hereinafter referred to as Grantee, her heirs and assigns forever, all of her right, title and interest in the following described real estate, situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Woodberry Park of record in Plat Book 2133, Pages 117, 118 and 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 57, which is a corner lot, fronts 102.8 feet on the easterly margin of David Drive and fronts 72.8 feet on the Northerly margin of David Court, said frontages being joined by a curve having a length of 35.3 feet, and extends back 161.2 feet on the Northerly line and 206.6 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Coy W. Oatsvall and wife, Mildred P. Oatsvall by Warranty Deed from Daniel C. Hale and wife, Jeannie B. Hale of record in Book 8678, page 7, Register's Office for Davidson County, Tennessee, dated July 15, 1992 and recorded on July 17, 1992. The said Mildred P. Oatsvall died August 16, 2005, leaving Coy W. Oatsvall as the surviving tenant by the entirety. Coy W. Oatsvall subsequently married the Grantee, Shirley F. Oatsvall. The said Coy W. Oatsvall died intestate on October 23, 2020, leaving his wife, Shirley F. Oatsvall, his daughter, Nancy Elaine Oatsvall, n/k/a Nancy Elaine Hopson, and his son, Kevin Duane Oatsvall, as his sole heirs at law.

The Grantor has never lived at the above-described property as a married person and said property is not a marital asset.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

Property Address: 2519 David Drive, Nashville, Tennessee 37214

WITNESS Grantor's hand on this the 2 of Feb, 2021.

Nancy Elaine Oatsvall n/k/a Nancy Elaine Hopson

STATE OF Tennessee)
COUNTY OF Wilson)

Before me, a Notary Public in and for said State and County, personally appeared Nancy Elaine Oatsvall n/k/a Nancy Elaine Hopson, 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 foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 2 day of Feb, 2021.

Sarah E. Simmons
NOTARY PUBLIC

My commission expires: 12-6-22

SARAH E. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-6-2022