Karen Johnson Davidson County
Batch# 585251 DEEDQC
03/05/2021 10:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210305-0029087

QUITCLAIM DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

AJ-QCD-21-6025

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2021.

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Laurie A. Pearson, Andrea H. Pearson, and Grace H. Pearson	**New Owners**	**11613006600**
(NAME)	(NAME)	
6025 Sedberry Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAURIE A. PEARSON AND ANDREA H. PEARSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAURIE A. PEARSON, ANDREA H. PEARSON, AND GRACE H. PEARSON, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 30 ON THE PLAN OF HARDING PARK, OF RECORD IN BOOK 2331, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 30 FRONTS 126 FEET ON THE NORTHEASTERLY SIDE OF SEDBERRY ROAD AND RUNS BACK BETWEEN PARALLEL LINES 230 FEET ON THE SOUTHEASTERLY LINE AND 224.1 FEET ON THE NORTHWESTERLY LINE TO A BROKEN LINE IN THE REAR, MEASURING 142.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO LAURIE A. PEARSON AND ANDREA H. PEARSON BY QUITCLAIM DEED FROM LAURIE A. PEARSON, ANDREA H. PEARSON, AND GRACE H. PEARSON, AS OF RECORD IN INSTRUMENT NO. 20180717-0069596, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is **improved** property known as: **6025 Sedberry Rd, Antioch, TN, 37205.**

Witness my hand this the 3 day of March, 2021.

LAURIE A. PEARSON

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **LAURIE A. PEARSON**, 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 and official seal, this the 3 day of March, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Witness my hand this the 3 day of March, 2021.

ANDREA H. PEARSON

STATE OF)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **ANDREA H. PEARSON,** 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 and official seal, this the 3 day of March, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY