Karen Johnson Davidson County
Batch# 592143 DEEDQC
03/15/2021 12:07:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210315-0033973

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Martin Heller Potempa & Sheppard
1935 21st Avenue South, Suite 100
Nashville, Tennessee 37212
(615) 800-7096

LINDSAY NORFLEET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $0.00

AUDREY F. TOWNSEND, AFFIANT

Subscribed and sworn to before me, this 9th day of March 2021.

NOTARY PUBLIC
My Commission Expires: 03/06/2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Arthur Fredrick Townsend and Thomas Richard Townsend 5041 Cherrywood Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 147 15 0 066.00

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Audrey F. Townsend, ("Grantor") do hereby quitclaim, transfer and convey unto Arthur Fredrick Townsend and Thomas Richard Townsend, as joint tenants with the right of survivorship, their successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 5041 Cherrywood Drive, Nashville, TN 37211, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County.

Said Lot No. 31 fronts 105.4 feet on the southwesterly margin of Cherrywood Drive, and extends back 277.0 feet on the northwesterly line and 267.6 feet on the southeasterly line to a dead line in the rear, measuring 170 feet thereon.

Being the same property conveyed to Frank M. Townsend, Jr. and wife, Audrey F. Townsend, from Hallmark Construction Company, a Tennessee Corporation, by Warranty Deed recorded in the Register's Office of said county and state at Book 3225, Page 509. The said Frank M. Townsend, Jr. having since died, leaving Audrey F. Townsend as his surviving spouse.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 9th day of March 2021.

Audrey F. Townsend

Audrey F. Townsend, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Audrey F. Townsend**, the 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 and official seal at office, this 9th day of March 2021.

Lindsay Norfleet

Notary Public

My Commission Expires: 03/06/2024

LINDSAY NORFLEET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY