This Instrument Prepared by Joy Buck Gothard, Attorney at Law
190 South Lowe Avenue, Cookeville, TN 38501

Karen Johnson Davidson County
Batch# 612823 DEEDQC
04/12/2021 01:02:46 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210412-0048271

RETURN TO:
Joy Buck Gothard, Attorney at Law
190 South Lowe Avenue
Cookeville, TN 38501

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND FROM INFORMATION PROVIDED BY THE PARTIES.

QUITCLAIM DEED

OWNER:	**SEND TAX BILLS TO:**
Wanda Joyce Conner, Trustee of The Wanda Conner 2021 Revocable Trust dated April 6, 2021	*Wanda Joyce Conner 1361 Park Drive Cookeville, TN 38501*

This instrument made and entered into on this the 6th day of April, 2021, by and between ***Wanda Joyce Conner, a/k/a Wanda J. Conner, surviving spouse of Frank D. Conner***, First Party; and ***Wanda Joyce Conner, Trustee of The Wanda Conner 2021 Revocable Trust dated April 6, 2021***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to a certain parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot No. 110 on the plan of section one, Joywood Heights, of record in Book 1130, Page 91, Register's Office for said county.
>
> Said Lot No. 110 fronts 60.0 feet on the southeasterly margin of Jones Avenue and extends back 152.2 feet on the northeasterly line and 145.0 feet on the southwesterly line to a dead line in the rear, measuring 62 feet thereon.
>
> This conveyance is subject to any and all existing easements and restrictions of record.
>
> Property commonly known as: 2007 Jones Avenue, Nashville, TN 32707

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Special Warranty Deed from HSBC Mortgage Services, Inc. to Frank D. Conner and Wanda J. Conner, husband and wife, of record in Document Number 20100331-0023930 Register's Office of Davidson County, Tennessee.

MAP PARCEL NO.: 71-08-188.00

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Wanda Joyce Conner

Wanda Joyce Conner

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Wanda Joyce Conner***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 6th day of April, 2021.

Donna M. Nyman

NOTARY PUBLIC

DONNA M NYMAN
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

My Commission Expires: 7/1/2024

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.