THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 619277 DEEDQC
04/20/2021 01:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210420-0052855

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Janet Poe Patzschke
AFFIANT

Subscribed and sworn to before me this 20th day of April, 2021.

RUSSELL J. MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

NOTARY PUBLIC

My Commission Expires:

Address New Owners as Follows:
The Janet Poe Patzschke Revocable Trust
2312 Belmont Blvd
Nashville, TN 37212

Send Tax Bills To:
SAME

Map-Parcel:
104-16-378

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Janet Poe Patzschke, as fee simple owner,** GRANTOR hereby quitclaims and convey all of her undivided right, title and interest in the hereinafter described property to the Trustee of **The Janet Poe Patzschke Revocable Trust, under agreement dated April 20, 2021,** GRANTEE.

Being the southerly one-half of Lot No. 119 on the Map of Belmont Land Company Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said southerly one-half of Lot No. 119 fronts 50.0 feet on the easterly side of Belmont Boulevard and runs back between lines 188.0 feet on the southerly side and along the northerly margin of Elmwood Avenue, and 183.0 feet, more or less, on the northerly side to an alley in the rear, measuring 50.0 feet, more or less, thereon.

Being the same property conveyed to Janet Poe Patzschke by Warranty Deed from Stephen L. Bair and wife, Susanne B. Bair, dated December 14, 1990, of record in Book 8258, Page 296, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 Belmont Blvd. Nashville, Tennessee 37212

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee. This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 20th day of April, 2021.

Janet Poe Patzschke
Janet Poe Patzschke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Janet Poe Patzschke**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 20th day of April, 2021.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021