Karen Johnson Davidson County
Batch# 620217 DEEDQC
04/21/2021 02:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210421-0053481

This Instrument Prepared by & Return to:
Blueprint Title
901 Woodland St., Ste. 104
Nashville, TN 37206

QUIT CLAIM DEED

Address of New Owner:	Send Tax Bills To:	Property Address/Parcel No.
Andrew Ross and Annakate Tefft Ross 1512 Holly St. Nashville, TN 37206	**New Owner**	**1509 Sevier Ct. Nashville, TN 37206** **09401040300**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 cents ($1.00) and other good and valuable consideration, the undersigned **ANDREW ROSS, married**, hereby sells, remises, releases, conveys and quit claims unto, **ANDREW ROSS AND ANNAKATE TEFFT ROSS, husband and wife**, all of his rights, title, and interest in the following described real property, to wit:

Land situated in Davidson County, Tennessee:

Being Lot No. 96 on the plan of Shelby Village No. 2, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Ross by Warranty Deed from Neil Hargrove, dated January 27, 2012 and recorded February 3, 2012, of record at Instrument No. 20120203-0010091, in the Register's Office of Davidson County, Tennessee.

All parties hereto are aware and consent to this document having been prepared without the benefit of a title search and/or survey.

IN TESTIMONY WHEREOF I have executed this instrument the date specified in the acknowledgement herein below.

ANDREW ROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public for the State and County aforesaid, personally appeared Andrew Ross, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence to be the person herein named) and who, upon oath, acknowledged herself to be the person within named and that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of March, 2021.

(stamp/seal)

Notary Public

My Commission Expires: 6-20-2021

For recording information only:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

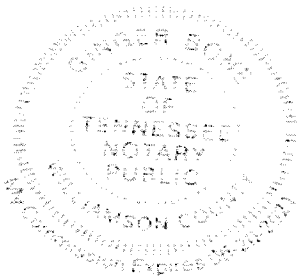
I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, BELIEF AND INFORMATION, THE ACTUAL CONSIDERATION FOR THE TRANSFER IS $0.00.

AFFIANT

SUBSCRIBED AND SWORN before me this the 5th day of March, 2021.

Notary Public

(stamp/seal)



My Commission Expires: 6-20-2021

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

