THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
1000 Pleasant Grove Place
Suite 200
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 624927 DEEDQC
04/29/2021 09:12:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057202

ADDRESS NEW OWNER:
Laura Pursell Byrnes
Margaret Pursell
6605 Christiansted Lane
Nashville, TN 37211

MORTGAGEE:

NONE

SEND TAX BILLS:
New Owners

MAP-PARCEL:
172-10-0B-002.00-CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, we, **Laura Ann Byrnes, Mary Margaret Fernandez, Julia Ellen Spicer and William W. Pursell, Jr.,** hereinafter called the Grantors, have bargained and sold, and do hereby quitclaim and convey unto **Laura Pursell Byrnes a/k/a Laura Ann Byrnes, married, and Mary Margaret Fernandez, k/n/a Margaret Pursell, unmarried, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their heirs and assigns, all of our right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Cluster Lot Development, Christiansted Valley, Phase 1, Revision 1 of record in Plat at Instrument No. 20000215-0015149 and Instrument No. 20000215-0015150, as revised in Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William W. Pursell and Julie C. Pursell, husband and wife by Warranty deed from Lance S. Andrew, unmarried of record in Instrument No. 20140801-0068859 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 01, 2014.

Being the same property conveyed to Laura Ann Byrnes, Mary Margaret Fernandez, Julia Ellen Spicer and William W. Pursell, Jr. by Executor's Quit Claim Deed from Laura Ann Byrnes, Executrix of record in Instrument No. 20210330-0041312 Register's Office for Davidson County, Tennessee, dated March 29, 2021 and recorded on March 30, 2021.

This is improved property known as 6605 Christiansted Lane, Nashville, Tennessee 37211.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument Number 19991221-0305559, amended in Instrument No. 20000728-0074515, Instrument No. 20070206-0015266 and Instrument No. 20170602-00551, Register's Office for Davidson County, Tennessee; and easements and covenants and conditions as shown on the Plan of record as Instrument Number 20000215-0015149 and Instrument No. 20000215-0015150 and revised in

Instrument No. 20010209-0012852 and revised Plat Instrument No.20020904-0106659, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, I have hereunto set my hand this the 9th day of April, 2021.

Laura Ann Byrnes
Laura Ann Byrnes

Mary Margaret Fernandez
Mary Margaret Fernandez

Julia Ellen Spicer
Julia Ellen Spicer

William W. Pursell, Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Laura Ann Byrnes, Mary Margaret Fernandez, Julia Ellen Spicer and William W. Pursell, Jr., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 9th day of April, 2021.

NOTARY PUBLIC

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-13-2022

STATE OF TENNESSEE)
COUNTY OF WILSON)

$00.00 JP

The actual consideration or value, whichever is greater for this transfer is ~~$225,000.00~~.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 12-13-2022

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY