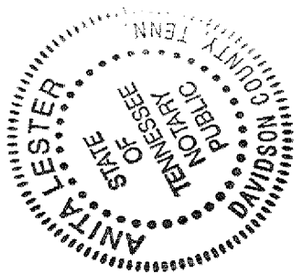
Karen Johnson Davidson County
Batch# 627164 DEEDQC
04/30/2021 04:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210430-0058590

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0303

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Garlinda Whisonant, Arnita Whisonant, and Manya Whisonant	NEW OWMER	Map: 04309023500
(NAME) 407 Bixler Avenue	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARLINDA WHISONANT, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARLINDA WHISONANT, UNMARRIED, ARNITA WHISONANT, UNMARRIED, AND MANYA WHISONANT, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the northerly parts of Lots Nos. 35 and 36 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bixler Avenue at the corner of Lot Nos. 36 and 37; thence with the line between said lots and along the line of Lots 35 and 38, west 125 feet to a point; thence south 70 feet to a point; thence east 119.7 feet to the west margin of Bixler Avenue, said point being 95.5 feet north of the north margin of Duling Avenue; thence with the margin of Bixler Avenue, north 70 feet to the point of beginning.

Being the same property conveyed to Garlinda Whisonant, by deed from Tony Clouse, of record in Instrument No. 20090804-0072694, dated July 31, 2009, Register's Office for said County.

This is improved property, known as 407 Bixler Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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

Witness our hands this 30th day of April, 2021.

Garlinda Whisonant

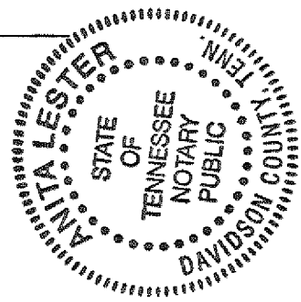
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garlinda Whisonant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of April, 2021.

My Commission Expires: 10/2/23

Notary Public



True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

