QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 636085 DEEDQC
05/14/2021 09:57:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210514-0065184

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC, d/b/a Warranty Title Ins. Co. 120 Anderson Lane Hendersonville TN 37075

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was prepared by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been required or provided regarding the legal significance or ramifications regarding the use of this instrument.

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP
Mae C. Wilson	100 Riviera Drive #352 Hendersonville, TN	71-16-203.00
100 Riviera Dr. #352	(NAME) Mae Wilson	
(ADDRESS) Hendersonville, TN 37075	Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged I, Dorothy E. Jolley, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Mae C. Wilson, hereinafter called the GRANTEE, **their** heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit.:

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 108 and the Northerly part of Lot No. 109 on the Plan of Oakwood Park, as of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee and further described as follows:.

Said Lot No. 108 and the Northerly part of Lot No. 109 front together 45 feet on the Westerly side of North 6th Street, and run back between parallel lines 165 feet to a line at an alley, on which it measures 45 feet.

Source of Title Book 3401 pg 5

This description is copied verbatim from the prior deed of reference.

This is improved property, known as

216	N. 6th Street		Nashville, TN	37207
(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

Dorothy E. Jolley

STATE OF TENNESSEE

County OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dorothy E. Jolley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 12th day of May, 2021.

Dana M. Howell
Notary Public
My Commission Expires: 3/15/2025

DANA M HOWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY