QUITCLAIM DEED

****This instrument was prepared by information provided by the parties. No title search was performed . ****

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 2021.

Notary Public

COMMISSION EXPIRES: 6/13/2024

Karen Johnson Davidson County
Batch# 647430 DEEDQC
06/02/2021 09:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210602-0073568

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
545 N. Mt. Juliet Road, #1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Kathy Lynn Douglas, et al	NEW OWNER	**018 16 0 142.01**
207 Café ST.	**NEW OWNER**	
Goodlettsville, TN 37072		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Kathy Lynn Douglas, Lisa Ann Douglas, Tempie Ann Douglas and Dave Glenn Douglas** hereinafter referred to as Grantor, hereby quitclaims to **Kathy Lynn Douglas, unmarried, Lisa Ann Douglas, unmarried, Tempie Ann Douglas, unmarried, Dave Glenn Douglas, Married, as joint tenants with rights of survivorship,** their heirs and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

207 Café St. Goodlettsville, TN 37072

Beginning at a point on the East margin of Café Street (formerly known as Graves Street), which point is 56 feet from the Southwest corner of a lot formerly known as the Herrod Place, thence a running North 50 feet with Café Street to a point; thence Easterly with the South Boundary line of the old Clifford Ann German tract (as recorded in Book 636, Page 386, noted in Note Book 33, Page 215) 188 feet, more or less to the property formerly owned by Alberta William Parks; thence Southerly 50 feet with Parks line, thence Westerly 188 feet more or less to the beginning.

Being the same property conveyed to Lucile Douglas, Kathy Lynn Douglas, Lisa Ann Douglas, Tempie Ann Douglas and Dave Glenn Douglas via QuitClaim Deed from Lucile Douglas and daughter, Kathy Lynn Douglas recorded in Book 10746, page 662 in Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to Lucile Douglas and daughter Kathy Lynn Douglas by QuitClaim Deed from Lucile Douglas of record in Book 8604, Page 585 (erroneously referenced in prior QuitClaim Deed as Book 8607, Page 585) in Register's Office for Davidson County, Tennessee.

Furthermore, being the same property conveyed to Lucile Douglas by deed from Martha Adams and Laura E. Miskel of record in Book 4335, Page 427 in Register's Office for Davidson County, Tennessee.

This QuitClaim Deed is being executed to create a joint tenants with rights of survivorship for the heirs of Lucile Douglas. Lucile Douglas having died testate on March 19, 2013 without her will being probated in Davidson County Probate Court. Thus, leaving Kathy Lynn Douglas, Lisa Ann Douglas, Tempie Ann Douglas and Dave Glenn Douglas as her sole heirs at law. See Affidavits of Heirship recorded simultaneously herewith.

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This is Improved Property known as 207 Café St. Goodlettsville, TN 37072

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises and all other matters of public record.

IN WITNESS WHEREOF, has hereunto set his/her/ their signature, on this, the 8th day of April, 2021.

Kathy Lynn Douglas

Lisa Ann Douglas

Tempie Ann Douglas

Dave Glenn Douglas

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Lynn Douglas, unmarried** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of April, 2021.

Spencer Webb
NOTARY PUBLIC

My commission expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lisa Ann Douglas, unmarried** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of April, 2021.

Spencer Webb
NOTARY PUBLIC

My commission expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tempie Ann Douglas, unmarried** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 8th day of April, 2021.

Spencer Webb
NOTARY PUBLIC

My commission expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 **Dave Glenn Douglas, married** the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 15 day of April, 2021.

Ashley Watson
NOTARY PUBLIC

My commission expires:
1-29-25

ASHLEY WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES JANUARY 29, 2025

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY