QUITCLAIM DEED

Karen Johnson Davidson Ccunty
Batch# 649005 **DEEDQC**
06/03/2021 11:27:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210603-0074544

LC- QCD-2111AVALON

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 28 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-01-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
Loy Carney, Attorney At Law
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margaret G. Flomerfelt and Christian Alan Witt	Same as New Owner	
(NAME) **2111 Avalon Drive,**	(NAME)	**73-01-148**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET G. FLOMERFELT**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGARET G. FLOMERFELT and CHRISTIAN ALAN WITT, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the Map of Highland View Subdivision, as shown on plat of record in Book 1424, page 39, in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 23 fronts 85 feet on the northeasterly side of of Avalon Drive and runs back between lines 158.8 feet on the northerly line and 136.2 feet on the southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Margaret G. Flomerfelt and Daniel Flomerfelt by Quitclaim Deed of even date, such instrument recorded January 8, 2002 in Instrument No.20020108-0002493, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret G. Flomerfelt by Quitclaim Deed from Daniel Flomerfelt, such instrument recorded May 17, 2002 in Instrument No.20020517-0060500, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2111 Avalon Drive, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 28 day of May, 2021.

Margaret G. Flomerfelt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the State of Tennessee, do hereby certify that MARGARET G. FLOMERFELT personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposees therein contained.

Witness my hand and official seal, this the 28 day of May, 2021 .

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212