AFTER RECORDING RETURN TO:
Old Republic Title
530 S. Main St., Ste. 1061
Akron, OH 44311
File No. 01-21044629-02C

Karen Johnson Davidson County
Batch# 650151 DEEDQC
06/04/2021 03:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210604-0075490

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 071 04 0 031.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 25TH day of MAY, 2021, by and between **LARRY DON CHRISTIAN WHO ERRONEOUSLY ACQUIRED TITLE AS DON CHRISTIAN, UNMARRIED**, a mailing address of 2630 WOODYHILL DRIVE, NASHVILLE, TN 37207-4540, hereinafter referred to as Grantor(s) and **LARRY DON CHRISTIAN, A SINGLE MAN**, a mailing address of 2630 WOODYHILL DRIVE, NASHVILLE, TN 37207-4540, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 2630 WOODYHILL DRIVE, NASHVILLE, TN 37207-4540

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under DOCUMENT NUMBER: 20130109-0002965, recorded on 01/09/2013 in DAVIDSON County, TENNESSEE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Larry Don Christian

LARRY DON CHRISTIAN WHO ERRONEOUSLY ACQUIRED TITLE AS DON CHRISTIAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, LARRY DON CHRISTIAN WHO ERRONEOUSLY ACQUIRED TITLE AS DON CHRISTIAN, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 25th day of MAY, 2021.

Jessica Cammock
Notary Public
My Commission expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 25TH day of MAY, 2021.

Notary Public
My Commission Expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

LARRY DON CHRISTIAN
2630 WOODYHILL DRIVE
NASHVILLE, TN 37207-4540

Name and address of property owner:

LARRY DON CHRISTIAN
2630 WOODYHILL DRIVE
NASHVILLE, TN 37207-4540

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 232 ON THE MAP OF JOYWOOD HEIGHTS, SECTION 2, OF RECORD IN BOOK 1130, PAGE 92 AND 93, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 232 FRONTS 60 FEET ON THE WESTERLY SIDE OF WOODYHILL DRIVE AND RUNS BETWEEN LINES 214.5 FEET ON THE NORTHERLY LINE AND 220.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

TAX ID NO: 071 04 0 031.00

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED
GRANTOR: BRIAN JOHNSTON, UNMARRIED
GRANTEE: DON CHRISTIAN, UNMARRIED
DATED: 01/09/2013
RECORDED: 01/09/2013
DOC#/BOOK-PAGE: 20130109-0002965

PROPERTY COMMONLY KNOWN AS: 2630 WOODYHILL DRIVE, NASHVILLE, TN 37207-4540

Certificate of Authenticity

I, Myra LeBlanc, 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.

Myra LeBlanc

State of TEXAS

County of HARRIS

I, Mylinh Cao, a notary public for the County of HARRIS in the State of TEXAS, acknowledges that this certification of an electronic document is true and correct and whose signature, Myra LeBlanc, I have witnessed.

Mylinh Cao

Notary's Signature

Commission Expires:

