QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 650353 DEEDQC
06/07/2021 10:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210607-0075799

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 6-26-21.

Notary Public

COMMISSION EXPIRES: 12-30-2021
(AFFIX SEAL)

RHONDA S. HARDISON NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 12-30-2021

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S):
Gaylene Latham	Gaylene Latham	133 13 0 075.00
(Name) 4713 Danby Drive	4713 Danby Drive	
(Address) Nashville, TN 37211	Nashville, TN 37211	

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Larry Latham** hereinafter referred to as Grantor(s), hereby quitclaim to **Gaylene Latham, an unmarried woman** his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee being Lot No. 104 on the Plan of Abbay Hall Section I, of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jason Latham and wife, Gaylene Latham from Daniel J. Muckala, married by Warranty Deed dated December 1, 2006 and recorded on December 6, 2006 in Instrument Number 20061206-0150891, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Latham and Gaylene Latham, husband and wife and Larry Latham, as joint tenants with right of survivorship from Jason Latham and wife, Gaylene Latham by Quitclaim Deed dated May 11, 2011 and recorded on May 23, 2011 in Instrument Number 20110523-0039312, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Gaylene Latham from Jason Latham by Quitclaim Deed dated May 9, 2017 and recorded on May 9, 2017 in Instrument Number

20170509-0045998, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said Larry Latham has hereunto set his/her/their signature, on this, the 21 of May, 2021.

Larry Latham

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF Potter

I, the undersigned, a Notary Public for the aforesaid State and County, do hereby certify that Larry Latham personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st day of May, 2021.

Notary Public

My Commission Expires:

(SEAL)

NGUN K. LIAN
Notary Public, State of Texas
Comm. Expires 08-23-2023
Notary ID 132142956

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
WILLIAMSON COUNTY