Karen Johnson Davidson County
Batch# 652987 DEEDQC
06/09/2021 12:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210609-0077484

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client/owner without the benefit of a title search and/or examination.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Krista Colvin Steve Colvin Stefani Colvin 419 Lynn Drive Nashville, TN 37211	Krista Colvin Steve Colvin Stefani Colvin 419 Lynn Drive Nashville, TN 37211	132-16-0-042.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Krista Colvin and Steve Colvin, Wife and Husband,** by these presents does hereby quitclaim and convey unto **Krista Colvin and Steve Colvin, Wife and Husband, and Stefani Colvin, Unmarried, as joint tenants with rights of survivorship,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 819 on the Plan of Section Thirteen, Caldwell Hall of record in Plat Book 3300, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Lynn Drive at the corner of Lots 819 and 820; thence with the line between said lots, Southerly 122.37 feet to a corner of Lot No. 818; thence with the line between Lots 818 and 819, Westerly 118.33 feet to a point in the Easterly margin of Lynn Court; thence with the margin of the same, Northerly 100.67 feet to the beginning of a curve; thence around said curve, Southeasterly 38.27 feet to a point in the Southerly margin of Lynn Drive; thence with the margin of the same, Easterly 110 feet to the point of beginning.

Being the same property conveyed to Justin R. Atkins and Stephanie N. Atkins, husband and wife by Warranty deed from Michael B. Willey, unmarried of record in Instrument No. 20150629-0061944 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015.

Being the same property conveyed to Krista Colvin and Steve Colvin, Wife and Husband, by Warranty Deed from Justin R. Atkins and Stephanie N. Atkins, Husband and Wife, of record in Instrument No. 20200729-0083011, Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 29, 2020.

Being also known as 419 Lynn Drive, Nashville, TN 37211.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 1 day of June, 2021.

Affiant

My commission expires: 11-6-24
(Affix Seal)

Notary Public

JACQUELINE JACKSON NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Nov. 6, 2024

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 1 day of June, 2021.

Krista Colvin

Steve Colvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Krista Colvin and Steve Colvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal the 1 day of June, 2021.

Notary Public

My Commission Expires: 11-6-2024

JACQUELINE JACKSON NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Nov. 6, 2024

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022