QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 655425 DEEDQC
06/11/2021 12:51:47 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210611-0079105

KN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/9/24
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sheryl Ann Cawthon	**Same**	
(NAME)	(NAME)	
111 Barry Drive		**05112001500**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **SHERYL ANN CAWTHON, SINGLE, AND THOMAS C. CAWTHON, SINGLE (GRANTORS")**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERYL ANN CAWTHON, SINGLE** ("GRANTEE") HER 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. 20, Section 1, on the map of Morningside Heights, of record in Book 1130, Page 76, Register's Office for said county.

Said Lot No. 20 fronts 75 feet on the northerly side of Barry Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Albert Gordon Cawthon and wife, Joan Cawthon by Warranty Deed from Eual C. Page and wife, Justine E. Page, of record in Book 4691, Page 215, Register's Office for Davidson County.

Said Albert Gordon Cawthon having since died, leaving Joan Cawthon as surviving tenant by the entirety. Said Joan Cawthon having since died and leaving Sheryl Ann Cawthon and Thomas C. Cawthon as her sole heirs at law, as established in Affidavits of Heirship recorded simultaneously herewith in Instrument Numbers 20210611-0079103 and 20210611-0079104, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **111 Barry Drive, Madison, TN 37115**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Witness our hands this the 2nd day of June, 2021.

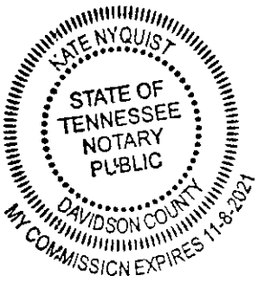
Sheryl Ann Cawthon

Thomas C. Cawthon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named bargainers, **Sheryl Ann Cawthon and Thomas C. Cawthon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of June, 2021.



Notary Public
My Commission expires: _____