Karen Johnson Davidson County
Batch# 656087 DEEDQC
06/14/2021 02:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210614-0079987

This instrument prepared by:
First American Title Insurance Co
4795 Regent Blvd
Irving, Texas 75063
(877)624-2636

File No.: **1148857LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the First day of December, 2020, by and between **CLIFTON DEAN FAIN AND JEANNE FAIN, WHO ACQUIRED TITLE AS, JEANNE MILLER, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, party of the first part, and **CLIFTON DEAN FAIN AND JEANNE FAIN, HUSBAND AND WIFE, JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **Warranty Deed** Deed of record in: Book n/a, Page No. n/a or Instrument **No.: 20170131-0010134** in said Registor's office.

The property is improved with an address of: **7332 RIVERFRONT DR, NASHVILLE, Tennessee 37221-6569**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

JEANNE FAIN

CLIFTON DEAN FAIN

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Greg D Davis (name of notary public), Clifton Dean Fain + Jeane Fain, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12/1/20.

Notary Public

My Commission Expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF **Tennessee**

COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me this the 12/1/20.

Notary Public

My Commission Expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
126160A58200CO

NAME AND ADDRESS OF A PROPERTY OWNER:
CLIFTON DEAN FAIN AND JEANNE FAIN
7332 RIVERFRONT DR
NASHVILLE, TN 37221-6569

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
CLIFTON DEAN FAIN AND JEANNE FAIN
7332 RIVERFRONT DR
NASHVILLE, TN 37221-6569

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 261 ON THE FINAL PLAT OF RIVERWALK, PHASE 4B, OF RECORD IN INSTRUMENT NO. 20060907-0110507, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO PHILIP DAVIS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY QUITCLAIM DEED FROM ALPHONSE H. DAVIS, DATED OCTOBER 9, 2018, RECORDED OCTOBER 19, 2018, IN INSTRUMENT NO. 20181019-0103892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE SCRIVENERS AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20190307-0021059 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PREVIOUSLY BEING PART OF THE SAME PROPERTY CONVEYED TO ALPHONSE H. DAVIS BY WARRANTY DEED FROM CELEBRATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY DATED JANUARY 30, 2017, RECORDED JANUARY 31, 2017, OF RECORD IN INSTRUMENT NO. 20170131-0010134, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

By the conveyance from one (1) spouse or both spouses to the original grantor or grantors in the instrument and the original grantor's spouse T.C.A. 67-4-409(a)(3)(A)(ii)

True Copy Certification

I, Monica Cotto, 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 Monica Cotto

State of Texas

Count of Dallas

Personally, appeared before me, Allyn Morgan, notary public for this county and state, appeared Monica Cotto, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Allyn Morgan - Notary's Signature

My Commission Expires: 06/23/2024

Notary Seal

