QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 659436 DEEDQC
06/18/2021 08:17:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210618-0082286

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 THE 10 day of June, 2021.

Notary Public

MY COMMISSION EXPIRES: 5.15.2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Austin Townsend and wife, Kelsie Bottiggi Townsend	Same	091-14-0-B-001.00CO
(NAME) 401 Patina Circle	(NAME)	
(ADDRESS) Nashville, Tennessee 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KELSIE E. BOTTIGGI, ("Grantor"), of Davidson County, Tennessee, does hereby bargain, sell, remise, release, quit claim and convey unto JAMES AUSTIN TOWNSEND and wife, KELSIE BOTTIGGI TOWNSEND, all of Grantor's interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Revision Patina, a Traditional Neighborhood Development, of record in Plat at Instrument No. 20040707-0080650, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and Except a portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20140707-0059658, in the Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Real property located in Nashville and Davidson County, Tennessee, being 6 feet in width, lying east of and adjacent to the existing right-of-way at the northeast quadrant of the intersection of Orlando Avenue and Patina Circle (north) and containing and area of 633 square feet, more or less, as shown on the "Right-of-Way Exhibit" attached to above referenced deed to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Kelsie E. Bottiggi, an unmarried woman by Warranty Deed from Carrie Smith, an unmarried woman, of record in Instrument No. 20180516-0046656, Register's Office for Davidson County Tennessee, dated May 15, 2018 and recorded on May 16, 2018.

This conveyance is subject to any and all restrictions, easements and planning documents of record.

This is improved property located at: 401 Patina Circle, Nashville, Tennessee 37209.

Kelsie E. Bottiggi is also known as Kelsie Bottiggi Townsend by virtue of marriage.

WITNESS MY HAND this 10 day of June, 2021.

KELSIE E. BOTTIGGI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10 day of June, 2021, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kelsie E. Bottiggi**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

Commission expires: 5.15.2023

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY