QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 660336 DEEDQC
06/21/2021 08:15:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210621-0082953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine Shaw (NAME)	**Same** (NAME)	
1926 Riverwood Drive (ADDRESS)	1926 Riverwood Drive (ADDRESS)	**073-01-0-073.00**
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (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,

TIMOTHY EASTON, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

CATHERINE SHAW, UNMARRIED ("GRANTEE")

HIS/HER/ITS/THEIR 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, DESCRIBED ACCORDING TO A SURVEY DATED JUNE 24, 1974, BY JOHN B. KOHL, III, TENNESSEE REGISTERED SURVEYOR NO. 100 AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY MARGIN OF RIVERWOOD DRIVE LOCATED NORTHEASTWARDLY 662.5 FEET, AS MEASURED ALONG SAID MARGIN OF RIVERWOOD DRIVE FROM THE EASTERLY MARGIN OF COOPER LANE, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED TO DAVID TIMOTHY NEWTON BY DEED FROM JAMES H. LASLEY, IL, ET UX, OF RECORD IN BOOK 4863, PAGE 567, REGISTER'S OFFICE FOR SAID COUNTY; THENCE, WITH NEWTON'S NORTHEASTERLY PROPERTY LINE, SOUTHEASTWARDLY 161 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO JOHN W. BALDWIN, ET UX, BY DEED FROM REBECCA MCDUFFEE CROOK OF RECORD IN BOOK 3896, PAGE 635, SAID REGISTER'S OFFICE; THENCE WITH BALDWIN'S NORTHWESTERLY PROPERTY LINE AND THE NORTHWESTERLY LINE OF THE PROPERTY CONVEYED TO GEORGE T. SWINT ET UX, BY DEED FROM ALFRED CLYDE MEDLEY OF RECORD IN BOOK 4267, PAGE 811, SAID REGISTER'S OFFICE, NORTHEASTWARDLY 107.5 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE PROPERTY CONVEYED TO H. D. COX ET UX, BY DEED FROM ALEX GARNER WILSON ET UX, OF RECORD IN BOOK 3576, PAGE 637, SAID REGISTER'S OFFICE; THENCE, WITH COX'S SOUTHWESTERLY PROPERTY LINE, NORTHWESTWARDLY 163 FEET TO A POINT ON THE SOUTHEASTERLY MARGIN OF RIVERWOOD DRIVE; THENCE, WITH SAID MARGIN OF RIVERWOOD DRIVE, SOUTHWESTWARDLY 107.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CATHERINE SHAW AND HER HUSBAND, TIMOTHY EASTON BY WARRANTY DEED FROM MARY T. ELLIS AND HUSBAND, PRESTON C. ELLIS OF RECORD AS INSTRUMENT NO. 20130325-0028925 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 20, 2013 AND RECORDED ON MARCH 25, 2013.

THE SAID CATHERINE SHAW AND TIMOTHY EASTON HAVING SINCE DIVORCED, PURSUANT TO FINAL DECREE OF DIVORCE, OF RECORD IN DOCKET NO. 19D-114, IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, AS NASHVILLE.

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*****

This is **improved** property known as: **1926 Riverwood Drive, Nashville, TN 37216**

Witness our hands this the 17 day of June, 2021.

Timothy Easton

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Easton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17 day of June, 2021.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024