Karen Johnson Davidson County
Batch# 667150 DEEDQC
06/29/2021 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210629-0087770

Prepared from information submitted by the parties without opinion of title by
Daniel L. Wischhof, Attorney, P. O. Box 681416, Franklin, Tennessee 37068

| **ADDRESS NEW OWNER:** | **SEND TAX BILLS TO:** | **TAX MAP/PARCEL #** |
|---|---|---|
| Carolyn Miller Tune, LE<br>2011 Sultana Avenue<br>Nashville, Tennessee 37207 | Same as Owner | Map 71-7<br>Parcel 106.00 |

# QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS: That in consideration of my love and affection, and no money consideration, **I, CAROLYN MILLER TUNE, Unmarried, Reserving to Myself a Life Estate,** by these presents quitclaim and convey to **JOSEPH DALE JACKSON**, all of my right, title and interest in and to the following described real property located in Davidson County, Tennessee:

Being the north 12 feet of the south 62 feet of Lot No. 48, and the north 12 feet of the south 62 feet of the west 50 feet of Lot No. 49 on the Plan of J.B Haynie's Oriental Plan, as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said parts of Lots Nos. 48 and 49 are described as follows: Beginning at a point 50 feet north of the northeasterly corner of Sultana Avenue and Prince Street; thence easterly and parallel with Prince Street 150 to a dead line; thence north 12 feet; thence westerly 150 feet to a point in the easterly margin of Sultana Avenue, to the point of beginning.

Being the same property conveyed to J.T. Miller and wife, Geneva Miller by Warranty Deed from W. C. Short and wife, Alice Short of record Book 76, page 558, Register's Office for Davidson County, Tennessee. The said J.T. Miller subsequently died, survived by his wife Geneva Miller. The property was subsequently conveyed by Geneva Miller to Carolyn Miller Tune by quitclaim deed of record as Instrument 20041221-0151454, said Register's Office.

**This is improved property known as 2011 Sultana Avenue, Nashville, Tennessee, 37207.**

The parties have not relied upon any opinion of the preparer with respect to any matter of title, survey, tax or public benefit consequences, or the compliance of this transfer with the terms of any undertaking by which the property is encumbered.

Witness the signature of the Grantor on dates as indicated.

Carolyn Miller Tune

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named Carolyn Miller Tune, the bargainor, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence) and who, being duly sworn, executed the within instrument for the purposes therein contained.

Witness my hand and seal this date: 7/9/2021.

Notary Public

Commission Expires 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer, whichever is greater, is **$ -0-**.

Affiant

Sworn to and subscribed before me this date: 6/28/2021.

Notary Public

My commission expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

Savannah C. Richardson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

