Karen Johnson Davidson County
Batch# 674772 DEEDQC
07/12/2021 10:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210712-0093185

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Amy K Ballou 1426 Gartland Avenue Nashville, TN 37206	New owner	08309034600

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Amy K Ballou and Sarah Mitchell, joint tenants with rights of survivorship**, by these presents do hereby quitclaim and convey unto, **Amy K Ballou, a single person**, her successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 75 on the Plan of Lindsley's 29 acre tract, of record in Book 57, page 66, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Anne M Coverdale, and unmarried woman, from John Brusseau and wife, Linda D. Brusseau, by Warranty Deed dated April 27, 2000 of record in Instrument No. 20000509-0046654, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amy K Ballou and Sarah Mitchell, joint tenants with rights of survivorship by Warranty Deed dated November 4, 2016 of record in Instrument No. 20131108-0118227, Register's Office for Davidson County, Tennessee.

Being also known as 1426 Gartland Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8 day of July 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of July, 2021.

Amy K Ballou

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Amy K Ballou,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8 day of July, 2021.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9 day of July, 2021.

Sarah Mitchell

STATE OF Colorado
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Sarah Mitchell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of July, 2021.

NEHA KARKI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204013844
MY COMMISSION EXPIRES 10-21-2024

Notary Public

My Commission Expires: 10/21/2024.

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/09/2021 (date ~~of document~~).

Affiant Signature

07/09/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2021.

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL