Karen Johnson Davidson County
Batch# 675968 DEEDQC
07/13/2021 02:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0094192

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ None

Subscribed and sworn before me this the 10th day of July 2021

Jill a Bates
Affiant

NOTARY PUBLIC: _____
My commission expires: 11-30-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
PAUL A. FELTON	SAME	061 06 0 037.00
4303 Saunders Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION of One Dollar ($1.00) and for the express purpose of dividing property between spouses in a divorce action in the Fourth Circuit Court for Davidson County, Tennessee, docket #21D-472 pursuant to the Marital Dissolution Agreement filed in said divorce case, and for the purpose conveying all of my right, title interest and equity to **Paul A. Felton, I, JILL A. BATES,** hereinafter referred to as Grantor, by these present do hereby quitclaim, transfer and convey to **PAUL A. FELTON,** hereinafter referred to as Grantee, his successors and assigns, all of my right, title, equity, and interest in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 142, Section One on the plan of Gra-Mar Acres of record in Plat Book 2133, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 80 feet on the westerly margin of Saunders Avenue and runs back between lines 170.9 feet on the southerly line and 306 feet on the northerly line to a dead line on which it measures 173.2 feet.

Being the same property conveyed to Paul A. Felton and Wife, Jill A. Bates by quitclaim deed from Jill A. Bates and husband Paul A.

Felton of record in Book 9249, Page 374, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **4303 Saunders Ave., Nashville, TN 37216.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 6 day of July 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jill A Bates

JILL A. BATES - Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of July 2021

NOTARY PUBLIC: _____

My commission expires: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Tracey Stone, 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 06/29/2021.

Date

Tracey Stone

Affiant Signature

06/29/2021

Date

State of Tennessee

County of Rutherford

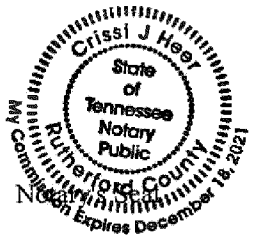
Sworn to and subscribed before me this 29 day of June, 2021.

Crissi J Heer

Notary's Signature

My Commission Expires: 12/18/21

Date



Notarial Seal