This document prepared from information furnished by the parties and no title search was performed

Karen Johnson Davidson County
Batch# 676072 DEEDQC
07/13/2021 03:35:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210713-0094341

PREPARED BY:
TERRY LYNN MAYO
159 STONECREST DRIVE
NASHVILLE, TN 37209

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AC TUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE HEREIN TRANSFER IS $-0-

Shannon Lane
AFFIANT

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 23rd day of June, 2021

Mary Birthright
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ADDRESS NEW OWNER:
TERRI LYNN MAYO AND
JAMIE MARIE BURNETT
159 STONECREST DRIVE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
SAME

TAX MAP/PARCEL
09105001400

QUITCLAIM DEED

For and in consideration of the sum of One (1.00) Dollar, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledge, I, **ANDREW MAYO, AN UNMARRIED MAN,** these presents do hereby quitclaim and convey unto , all of my **ONE-HALF (1/2) UNDIVIDED INTEREST,** right, title and interest in and to the following **TERRY LYNN MAYO, UNMARRIED AND JAMIE MARIE BURNETT, A MARRIED WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** said property located in DAVIDSON County, Tennessee:

Land in Davidson County, being Lot No. 7 on the Plan of Moss-Wood Subdivision, as of record Book 2663, Page 102, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert Clarence Sanders and wife, Mary Elizabeth Norman Sanders by deed from Joseph L. Stephens, Jr. and wife, Dorothy Ann Stephens of record in Book 3980, Page 885, Register's Office for Davidson County, Tennessee. The said Robert Clarence Sanders having since died intestate on June 1, 1969 leaving Mary Elizabeth Norman Sanders the sole owner of the property. Mary Elizabeth Norman Sanders having died testate on May 23, 1995, and by Affidavit of Heirship of record by Instrument Number

20020430-0053137, Register's Office for Davidson County, Tennessee, leaving her only heirs at law as Daphne R. McFarland and Norman Mayo. The said Norma Mayo having since died leaving said property to Andrew Lewis Mayo.

The Deed was prepared without the benefit of a new of survey, and the preparer of this deed makes no representation as to the status of the property described herein.

This is Improved Property known as: **656 JAMES AVENUE, NASHVILLE, TN 37209**

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

Witness my hand and seal on this the 23rd day of June, 2021

Andrew Lewis Mayo

ANDREW LEWIS MAYO

State of TENNESSEE)
County of DAVIDSON)

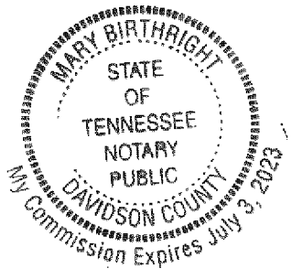
Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **ANDREW LEWIS MAYO,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 23rd day of June, 2021.

Mary Birthright

Notary Public

My Commission Expires:



Certificate of Authenticity

I, the undersigned, 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 6/23/21.

Affiant Signature

6/23/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 23rd day of June, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY