QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 677644 DEEDQC
07/15/2021 12:40:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210715-0095354

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2021.

Notary Public

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
FOUNDATION TITLE AND ESCROW SERIES, LLC
4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Donald H. Culwell and Lynsey K. Culwell	**New Owners**	**095 03 0 081.00**
(Name) **2316 Ingleside Rd**		
(Address) **Nashville, TN 37214**		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned, **Donald H. Culwell,** hereinafter referred to as Grantor, hereby quitclaims to **Donald H. Culwell and Lynsey K. Culwell, husband and wife** their heirs and assigns forever, all of his right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

SEE "EXHIBIT A" Attached

This is Improved Property commonly known as: 2316 Ingleside Rd, Nashville, Tennessee 37214

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

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE GRANTEE. NO TITLE SEARCH WAS PERFORMED. PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

IN WITNESS WHEREOF, has hereunto set her signature, on this, the 6th day of JULY, 2021.

Donald H. Culwell

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 **Donald H. Culwell**, the Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing Quitclaim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 6th day of July, 2021.

NOTARY PUBLIC

My commission expires:

_____

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Merry Oaks, as of record in Book 1835, Pages 67 and 68, Register's Office for said County. Said Lot No. 148 fronts 83 feet on the northerly side of Ingleside Road and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Donald H. Culwell from Elizabeth P. Wright by Warranty Deed dated April 4, 2007 and recorded on April 9, 2007 in Instrument Number 20070409-0041645, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, **Doné Oglesby**, 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 **July 6, 2021**.

Date

Affiant Signature

07/14/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **14th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY