BOX 10-B

Karen Johnson Davidson County
Batch# 680175 **DEEDQC**
07/20/2021 02:19:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210720-0097409

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 20th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PATRICIA ANN TELFORD	**SAME**	**090-12-0-187.00**
(NAME)	(NAME)	
643 WESTBORO DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICAH TELFORD, UNMARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **PATRICIA ANN TELFORD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Westboro, Section 5, of record in Book 3300, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 31 fronts 50.0 feet on the westerly side of Westboro Drive, and extends back between lines, 199.2 feet on the northerly line, and 199.3 feet on the southerly line, to a line in the near on which it measures 50.0 feet.

Being the same property conveyed to Wade H. Telford and wife, Patricia Ann Telford, from W.L. Bainbridge Company, a Partnership, by deed dated November 17, 1961, of record in Book 3312, Page 413, said Register's Office. The said Wade H. Telford having since died February 12, 2009, leaving Patricia Ann Telford as the surviving tenant by the entirety. Being the same property conveyed to Micah Telford, unmarried, from Patricia Ann Telford, unmarried, by Quitclaim Deed dated March 18, 2021, of record in Instrument No. 20210319-0036911, said Register's Office.

This conveyance is subject to such covenants, easements, restrictions, reservations, conditions, and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **643 WESTBORO DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of July, 2021.

MICAH TELFORD

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 **Micah Telford**, 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 office this 20th day of July, 2021.

My commission expires: 5.2.2022

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON