Karen Johnson Davidson County
Batch# 682903 DEEDQC
07/23/2021 03:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210723-0099463

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:
Christina M. Teeple William Roberts 2322 Riverside Drive Nashville, TN 37216	New owner	072 07 0 106.00

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, **Christina M. Teeple f/k/a Christina M. Durham, unmarried,** by these presents does hereby quitclaim and convey unto, **Christina M. Teeple, unmarried, and William Roberts, unmarried, as tenants in common**, her successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Being parts of Lots Nos. 11 and 12, Block "B" on the Map of RM. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the line between Lots Nos. 10 and 11, at the Southeast corner of the property conveyed to Charles L. Forrester and wife, by Deed from Mamie L. Dickerson of record in Book 2548, Page 411, said Register's Office; thence with said line, Eastwardly 30 feet, more or less, to the Westerly margin of a 15 foot strip, referred to in recorded deeds as an alley; thence with said strip or alley, Northwardly 100 feet, more or less, to the Southerly line of Lot No. 14; thence with the Southerly line of Lots Nos. 14 and 15; Westerly 60 feet to the Northeast corner of said Forrester property; thence with the Easterly line of said Forrester property, Southwardly 100 feet to the beginning.

Together with an easement for ingress and egress, which is described as follows: Beginning at the Northwest corner of Lot No. 18 of Block "B" on the map of R.M. Dudley's Subdivision, as of record in Book 974, Page 8, Register's Office for said County; thence in an Easterly direction along Riverside Blvd., 15 feet; thence in a Southerly direction 200 feet to the rear line of said Lot No. 18; thence in a Westerly direction along the said rear line 15 feet to the Southwest corner of said Lot No. 18; thence in a Northerly direction 200 feet to the point of beginning.

Being the same property conveyed Christina M. Dunham, a married woman by Quitclaim Deed from The 2322 Riverside Trust, Susan Neff, as Trustee, of record in Instrument No. 20130904-0093110, in the Register's Office of Davidson County, Tennessee, dated on August 29, 2013 and recorded on September 4, 2013.

Being the same property conveyed to The 2322 Riverside Trust, Susan Neff, as Trustee, by Warranty Deed from CB Investments, LLC, of record in Instrument No. 20101019-0083737, in the Register's Office of Davidson County, Tennessee, dated October 6, 2010 and recorded on October 19, 2010.

Property Address: 2322 Riverside Drive, Nashville, TN 37216

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

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

Affiant

My commission expires: 05-05-25
(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 _____ day of July, 2021.

Christina M. Teeple

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 **Christina M. Teeple,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of July, 2021.

Notary Public

My Commission Expires: 05-05-25

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

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 07/22/2021 (date ~~of document~~).

Affiant Signature

07/22/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025