Karen Johnson Davidson County
Batch# 689812 DEEDQC
08/04/2021 11:35:28 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210804-0104794

THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of August, 2021.

My Commission Expires: 7.20.24

NOTARY PUBLIC

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

Address New Owners as Follows:
Leigh Pickens
8258 Persia Way
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel:
172-12-0D-465.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Andrew Pickens, a married man,** GRANTOR, hereby quitclaims and conveys all of his undivided right, title and interest to the hereinafter described property to **Leigh Pickens, an unmarried woman,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 511 as shown in the Final Plat of the Town Center Homes at Lenox Village, Section Three, of record as Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Pickens and Leigh Pickens by Warranty Deed from Bradley M. McKelvey and Aubrey A. McKelvey, of record at Instrument No. 20130729-0078319 in the Register's Office for Davidson County, Tennessee. Said deed erroneously referred to Andrew Pickens and Leigh Pickens as husband and wife. Andrew Pickens is the father of Leigh Pickens. The subject property is not and has never been the primary residence of the Grantor, Andrew Pickens, or his spouse.

This is improved property known as: **8258 Persia Way, Nashville, TN 37211**.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2nd day of August, 2021.

Andrew Pickens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Andrew Pickens**, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 2nd day of August, 2021.

Notary Public

DANIEL HEARD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

My Commission Expires: 7.20.24