QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 692593 DEEDQC
08/06/2021 02:53:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210806-0106466

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan E. Timmons	**Same**	
(NAME)	(NAME)	
402 Belle Pointe Drive		**142-10-B-43.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SUSAN E. TIMMONS ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

SUSAN E. TIMMONS ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43, BELLE POINTE, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGES 500 AND 501, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN P. TIMMONS AND SUSAN E. TIMMONS, HUSBAND AND WIFE, BY WARRANTY DEED FROM CHRISTOPHER ESTES AND AMY ESTES, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20140423-0034051, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID STEVEN P. TIMMONS HAVING SINCE DIED ON 05/27/2019. THE SAID PROPERTY VESTED AT HIS DEATH IN HIS WIFE AS SURVIVING TENANT BY THE ENTIRETY, SUSAN E. TIMMONS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **402 Belle Pointe Drive, Nashville, TN 37221**

Witness our hands this the 3 day of August, 2021.

Susan E. Timmons

Susan E. Timmons

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Susan E. Timmons**, the within named 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, this the 3 day of August, 2021.

Notary Public
My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023