Karen Johnson Davidson County
Batch# 694018 DEEDQC
08/10/2021 01:29:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210810-0107767

This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.00



Affiant

Subscribed and sworn to before me, this
27th day of July, 2021

Notary Public

My Commission Expires: December 19, 2023

Address of New Owner:	**Send Tax Bills to:**	**Map/Parcel ID:**
Constance Rottero Daugherty, Trustee 2412 Oakland Avenue Nashville, TN 37212	**NEW OWNER**	**Map 104-16** **Parcel 282**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Constance Rottero Daugherty**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer, convey, release and quitclaim to **Constance Rottero Daugherty, as Trustee for the Constance Rottero Daugherty Living Trust, Dated July 27, 2021**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 173 on the Map of Belmont Land Company's Plan called Belmont Heights, as of Record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 173 fronts 50 feet on the easterly side of Oakland Avenue, and runs back 160 feet on the north line and 167-1/2 feet, more or less, on the south line, to an alley.

Being the same property conveyed to Frank E. Hartnell by deed from John R. Parker, Successor Trustee, of Record in book 4647, page 203, Register's Office for Davidson County, Tennessee. The said Frank E. Hartnell having died leaving a will of record in Will Book 119, Page 168, in the Probate Court of Davidson County, Tennessee, leaving this property to the Grantor herein, namely; Thomas E. Hartnell

Being the same property conveyed to Joseph A. Daugherty by warranty deed from Thomas E. Hartnell of record in Book 5251, page 267, Register's Office for Davidson County, Tennessee. The said Joseph A. Daugherty has since died leaving his estate to his wife, Constance Rottero Daugherty by Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, as Docket No. 03P1545 as evidenced by the Affidavit of Heirship recorded simultaneously herewith as Instrument No. _____202108100107766_____.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as: 2412 Oakland Avenue, Nashville, TN 37215

Wherever 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 27th day of July, 2021.

Constance Rottero Daugherty

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 **Constance Rottero Daugherty**, 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2021.

[SEAL]

Notary Public

JANA DRURY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
COUNTY OF DECEMBER 19, 2023

My Commission Expires: December 19, 2023

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 27, 2021**.

Affiant Signature

7.27.2021
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

My Commission Expires: December 19, 2023

