THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 697591 DEEDQC
08/16/2021 08:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210816-0109962

PREPARER'S DISCLAIMER: The document(s) prepared are based on information provided by the parties named therein or by the parties' agents. The service provided is limited to the preparation of the instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of the instrument to the parties or anyone else. Further, no legal advice, and no tax, or accounting advice or service has been requested or provided regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the instrument. The acceptance, use, and recording of this document by the parties or the parties' agents shall indicate the parties' acceptance of these terms.

QUITCLAIM DEED

(Creating a Joint Tenancy with Right of Survivorship)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nancy D. Calhoun, Yvette A. Willis, and Hosea L. Willis, Jr. 1314 North 6th Street Nashville, TN 37207	Owner	071-16-0-365

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Nancy D. Calhoun, unmarried**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Nancy D. Calhoun, unmarried, Yvette A. Willis and Hosea L. Willis, Jr., Husband and Wife, together as Joint Tenants with Right of Survivorship**, in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, being **Lot No. 2**, on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 74 feet on the westerly margin of North Sixth Street, and extends back between lines 169.3 feet on the northerly line and 174.6 feet on the southerly line to a dead line in the rear on which it measures 31 feet.

Being the same property conveyed to Paul W. Calhoun and wife, Nancy D. Calhoun, by Warranty Deed from Andrew Ewing, Trustee, of record on August 3, 1965, at Book 3918 Page974, Davidson County Register of Deeds. Paul W. Calhoun having since died leaving Nancy D. Calhoun as surviving Tenant by the Entirety.

This is property commonly known as 1314 North 6th Street, Nashville, TN 37207.

Witness my hand, this the 9th day of August, 2021:

Nancy D. Calhoun

Nancy D. Calhoun

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy D. Calhoun** , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9 day of **August**, **2021**:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Amanda Mejia

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9 DAY OF **August**, **2021**:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, 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 August 9, 2021 (date of document).

Date: August 13, 2021

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 13th day of August, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON