Karen Johnson Davidson County
Batch# 700234 DEEDQC
08/18/2021 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210818-0111613

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Ryan Petersen 1218 Forrest Avenue Nashville, TN 37206	New owner	083-09-0-109.00

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, **Ann Petersen, an unmarried woman,** by these presents do hereby quitclaim and convey unto, **Ryan Petersen, an unmarried man,** his successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 20, the westerly 20 feet of Lot No. 19 and the easterly 10 feet of Lot No. 21 of Block No. 2 on the Plan of the Subdivision of the Andrew Allison Property in East Nashville, as of record in Book 161, page 74, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 20 and parts of Lot Nos. 19 and 21 front together 80 feet on the southerly side of Forrest Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ryan Petersen and Ann Petersen, husband and wife, by Warranty Deed from Michael F. Jameson and wife, Tamara K. Hart dated November 12, 2014 and recorded November 14, 2014 in Instrument No. 20141114-0105478 in the Register's Office for Davidson County, Tennessee.

Being also known as 1218 Forrest Avenue, Nashville, TN 37206.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 4 day of June, 2021.

Affiant

My commission expires:
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 4 day of June, 2021.

Ann Petersen

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

Witness my hand and seal this 4 day of June, 2021.

Notary Public

My Commission Expires: 07-05-21

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Tennessee Certification of Electronic Document

I, Steven T. Mortis, 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 08/18/2021 (date of document).

Affiant Signature

08/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025