Karen Johnson Davidson County
Batch# 705482 DEEDQC
08/26/2021 12:58:49 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210826-0115461

Prepared by:
James R. Omer, Esq.
105 King Arthur Drive
Franklin, TN 37067

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Margaret Louise Akins and Latonya Michelle Stratton 164 Haynes Park Drive Nashville, TN 37218	**Map Parcel 07001007400**	**Margaret Louise Akins and Latonya Michelle Stratton 164 Haynes Park Drive Nashville, TN 37218**

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **MARGARET LOUISE AKINS, f/k/a MARGARET C. AKINS,** (the "Grantor"), by these presents does hereby transfer, assign, and quitclaim to **MARGARET LOUISE AKINS and LATONYA MICHELLE STRATTON,** as joint tenants with right of survivorship, (collectively the "Grantees"), Grantees' heirs and assigns, all of Grantor's right, title, and interest in and to the real property located in Davidson County, Tennessee being more particularly described on EXHIBIT A attached hereto and incorporated herein by reference (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Margaret F. Akins
Affiant

Subscribed and sworn to before me this 20 day of August 2021.

Tammy Bilczewski
Notary Public
My Commission Expires: 6-15-24

TAMMY BILCZEWSKI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-15-2024

This is improved property known as **164 Haynes Park Drive, Nashville, Tennessee 37218**.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20 day of August, 2021.

Margaret L. Akins

Margaret Louise Akins
f/k/a Margaret C. Akins

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 Margaret Louise Akins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes herein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 20 day of August, 2021.

Tammy Bilczewski
Notary Public

My Commission Expires:
6-15-24

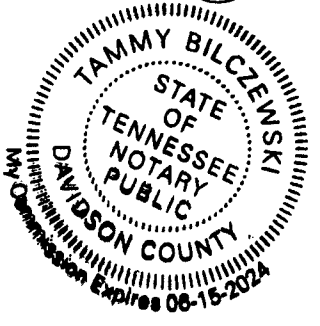


EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 70.95 feet on the easterly side of Haynes Park Drive and runs back between lines, 125.71 feet on the northerly side and 138.51 feet on the southerly side to a line at the rear on which it measures 85.25 feet thereon.

Being the same property conveyed to Margaret C. Akins, now known as Margaret Louise Akins, by deed from W. L. Bainbridge Company dated September 15, 1972, of record in Book 4647, page 12, Register's Office for Davidson County, Tennessee.