PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared By and Return to:

Amy Cross Nance
103 Forrest Crossing Blvd. Suite 200
Franklin, Tennessee 37064
(615) 794-5644

Karen Johnson Davidson County
Batch# 723223 DEEDQC
09/24/2021 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210924-0128506

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this the 22nd day of September, 2021

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number:
Gary Travis & Beverly Travis **7028 Lexington Pointe Drive** **Nashville, TN 37221**	**Same**	**126-15-B-235 CO**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for the express purpose of making a re-conveyance to create a tenancy by the entireties, Gary Travis, hereby conveys, remises, releases and quitclaims unto Amy Cross Nance, Trustee, her successors and assigns, the following described tract of land in Davidson County, Tennessee:

Being the easterly 50 feet of the westerly 200 feet of the southerly one-half of Block No. 35 on the Map of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Said part of block fronts 50 feet on the northerly said of Nevada Avenue, formerly Third Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Velma Ruth Travis and Gary T. Travis, as joint tenants with right of survivorship, by deed from Velma Ruth Travis of record in Instrument No. 20020418-0048021, Register's Office for Davidson County, Tennessee. Velma Ruth Travis died on May 28, 2021 leaving Gary Travis as sole tenant by right of survivorship.

This is improved property located at: 4904 Nevada Avenue, Nashville, Tennessee 37209.

And now, I, the said Amy Cross Nance, TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey, remise, release and forever quitclaim unto Gary Travis and wife, Beverly Travis, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is

conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

WITNESS our hands this 22 day of Sept., 2021.

Gary Travis

Amy Cross Nance
TRUSTEE

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 Gary Travis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of Septem, 2021.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/12/23

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 Amy Cross Nance, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed he within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee, this 22nd day of September, 2021.

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

My commission expires 3/1/25

I, Emily Hobby, 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 this 22nd day of Sept 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Hobby who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 22nd day of Sept, 2021

My commission expires: 1/11/25

Notary Public

AMBER WATSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-11-2025