THIS INSTRUMENT PREPARED BY:
Lakeside Title & Escrow, LLC
854 Wren Rd
Goodlettsville, TN 37072
21-2096TN

Karen Johnson Davidson County
Batch# 726962 DEEDQC
09/29/2021 01:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210929-0131141

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel:
David M. Alcorn	David M. Alcorn	171-07-0-023.00
5712 Cloverland Pl	5712 Cloverland Pl	
Brentwood, TN 37027	Brentwood, TN 37027	

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Dawn Alcorn aka Dawn Garrison,** unmarried (divorced) hereinafter referred to as the "GRANTOR" and **David M. Alcorn, married** hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledge, and other good and valuable consideration, **Dawn Alcorn aka Dawn Garrison,** unmarried (divorced) has this day quitclaimed unto **David M. Alcorn, married** any right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Property known as: 5712 Cloverland Pl., Brentwood, TN 37027, County of Davidson

Being Lot 20 on the Plan of Cloverland Acres Subdivision, Section II, as shown by plat of record in Book 4460, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property previously conveyed to John V. Alcorn, et ux, Elizabeth M. Alcorn and Daniel M. Alcorn, et ux, Kaye H. Alcorn, by Warranty Deed from Billy D. Moore, et ux, Gwendolyn L. Moore, dated 04/10/1985 and recorded 04/11/1985 in Book 6531, Page 197, Register's Office for Davidson County, Tennessee. The said Daniel M. Alcorn is deceased as of 07/12/1993, leaving Kaye H. Alcorn as the surviving tenant by the entirety and leaving John V. Alcorn, et ux, Elizabeth M. Alcorn, as to a one-half (1/2) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property. The said John V. Alcorn is deceased as of 08/15/1994, leaving Elizabeth M. Alcorn as the surviving tenant by the entirety and leaving Elizabeth M. Alcorn, as to a one-half (1/2) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property.

The said Elizabeth M. Alcorn is deceased as of 03/04/1997. Affidavit of Heirship for Elizabeth M. Alcorn of record in Instrument No. 20040202-0012718, said Register's Office, erroneously names Daniel M. Alcorn as the sole heir of Elizabeth M. Alcorn. Affidavits of Heirship for Elizabeth M. Alcorn in Instrument Nos. 20210921-0126026 & 20210921-0126727 correctly name David M, Alcorn and Dawn Alcorn a/k/a Dawn Garrison as the sole heirs of the subject property, leaving David M. Alcorn, as to a one-fourth (1/4) interest, Dawn Alcorn a/k/a Dawn Garrison, as to a one-fourth (1/4) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property.

Being the same property previously conveyed to David M. Alcorn by Quitclaim Deed from Kaye H. Alcorn, dated 01/19/2004 and recorded 02/02/2004 in Instrument No. 20040202-0012719, Register's Office for Davidson County, Tennessee, leaving David M. Alcorn, as to a three-fourths (3/4) interest, and Dawn Alcorn a/k/a Dawn Garrison, as to a one-fourth (1/4) interest, as the sole owners of the subject property.

Tax Map and Parcel ID: 171-07-0-023.00

The subject property has never been the principal residence of the Grantor.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my/our hand(s) this 17th day of September 2021

Dawn Alcorn

Dawn Alcorn aka Dawn Garrison

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dawn Alcorn aka Dawn Garrison** 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 Nashville, Tennessee this 17th day of September, 2021.

Margarita J. Vanlandingham

Notary Public

MARGARITA J. VANLANDINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Commission Expiration

3-7-2023

I, or we hereby swear or affirm that to the best of the affiants knowledge, information, and belief, the actual consideration for this transfer $0.00.

Dawn Alcorn

Affiant

MARGARITA J. VANLANDINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 17th day of September, 2021.

Margarita J. Vanlandingham

Notary Public
Commission Expiration

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 September 17, 2021 (date of document).

Taylor Hutson
Affiant Signature

9/28/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28 day of September, 2021.

Karri S. Coleman
Notary Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22