Karen Johnson Davidson County
Batch# 737822 DEEDQC
10/15/2021 01:22:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211015-0139046

QUITCLAIM DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Barbara F. Avritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day of October, 2021.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 10-2-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILTY AS TO THE ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara F. Avritt	New Owners	
2017 Jones Circle		071 08 0 128.00
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Barbara F. Hamilton N/K/A Barbara F. Avritt,** "the Grantor," by these presents does hereby quitclaim and convey unto **Barbara F. Avritt, unmarried**, "the Grantees," their heirs and assigns, all my right, title, and interest in and to the following described tract of land:

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

Land in Davidson County, Tennessee, being Lot No. 157 on the Map of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for said County, as follows:

Said Lot No. 157 fronts 60 feet on the easterly side of Jones Circle and runs back between lines 170 feet on the northerly line and 156.5 feet on the southerly line, to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed to James Alton Burd and wife, Thelma F. Burd, by deed from Willie A. Jennette, and wife, Shirley Jennette, of record in Book 4599, Page 609, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara F. Hamilton, by Warranty Deed from James Alton Burd and wife, Thelma F. Burd, of record in Book 4923, Page 666, Register's Office for Davidson County, Tennessee, dated June 18, 1975, and recorded on June 19, 1975. The said Barbara F. Hamilton having since married and N/K/A Barbara F. Avritt. Grantor subsequently having since divorced and kept the last name (Avritt).

This conveyance is subject to restrictions, easements and setback lines as shown on the above plan of record.

This is improved property at 2017 Jones Circle, Nashville, TN 37207.

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

IN WITNESS WHEREOF, I have hereunto set my hand this the 14 day of October, 2021.

Barbara F. Avritt

Barbara F. Avritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Barbara F. Avritt,** the bargainor, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who has acknowledged that he executed this instrument for the purpose set forth herein.

Witness my hand and official seal at Nashville, Tennessee this the 14 day of October, 2021.

My commission expires: 10-2-23

Sandy Balent

Notary Public

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10-14-21.

Affiant Signature

10-14-21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of October, 2021.

Notary Signature

My Commission Expires: 10.21.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY