Karen Johnson Davidson County
Batch# 755473 DEEDQC
11/16/2021 10:44:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211116-0152287

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

JAMIE C POLK
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 $0.00.

Garlinda Whisonant

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0964

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Garlinda Whisonant, unmarried	NEW OWNER	Map: 04309023500
(NAME) 407 Bixler Avenue	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ARNITA WHISONANT, UNMARRIED AND MANYA WHISONANT, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GARLINDA WHISONANT, UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, **SPECIFICALLY RESERVING UNTO OURSELVES A LIFE ESTATE,** A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of the northerly parts of Lots Nos. 35 and 36 of Block "B" on the Map of Woodlawn Estates, as of record in Book 843, Page 82, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Bixler Avenue at the corner of Lot Nos. 36 and 37; thence with the line between said lots and along the line of Lots 35 and 38, west 125 feet to a point; thence south 70 feet to a point; thence east 119.7 feet to the west margin of Bixler Avenue, said point being 95.5 feet north of the north margin of Duling Avenue; thence with the margin of Bixler Avenue, north 70 feet to the point of beginning.

Being the same property conveyed to Garlinda Whisonant, unmarried, Arnita Whisonant, unmarried, and Manya Whisonant, unmarried, as tenants in common with right of survivorship, by Quitclaim Deed from Garlinda Whisonant, unmarried, of record in Instrument No. 20210430-0058590, dated April 30, 2021, Register's Office for said County. See also prior deed of record in Instrument No. 20090804-0072694, said Register's Office.

This is improved property, known as 407 Bixler Avenue, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5th day of November, 2021.

Arnita Whisonant

Arnita Whisonant

Manya Whisonant

Manya Whisonant

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 Arnita Whisonant and Manya Whisonant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of November, 2021.

My Commission Expires:

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

1/3/23

Certification of Recorded Documents

I, Debbie Lester, 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 November 10, 2021.

(AFFIANT) – Debbie Lester

November 10, 2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me November 10, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY