THIS INSTRUMENT PREPARED BY:
Madison Title & Escrow, LLC
1033 Demonbreun Street, Ste. 300
Nashville, TN 37203
Telephone (615) 942-8096
Fax (615) 523-4900

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $0.00.

Amanda Bilner
Affiant

Sworn to and subscribed before me this 3 day of December, 2021.

Notary Public

My Commission Expires: 10/28/24

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 771020 DEEDQC
12/09/2021 11:02:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211209-0163292

This instrument was prepared based upon information provided by the parties without the benefit of a title search.

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Karen Jones	1009 Villa Place	Owner	
1009 Villa Place	Nashville, TN 37212		**105-01-0-122.00**
Nashville, TN 37212			

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Karen Lakin, a married woman** (Grantor), do hereby quitclaim, transfer and convey unto **Karen Jones, a married woman** (Grantee), their successors and assigns, all of their rights, title and interest, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of B.F. Shield's Heirs' Plan of record in Book 57, Page 31, of the Register's Office for said county. Said Lot. No. 17 fronts 50.25 feet on the westerly said of Villa Place, or Avenue and runs back between parallel lines 150.6 feet to an alley, in the rear on which it measures 50.15 feet.

Being the same property conveyed to Jaclyn Watkins and Matthew Zaragoza-Watkins, wife and husband by Warranty Deed from Wayne Flatt and Sarah Trahern, husband and wife of record in Instrument No. 201905060042187 Register's Office for Davidson County, Tennessee, dated May 3, 2019 and recorded on May 6, 2019.. Further conveyed to Karen Lakin by Warranty Deed recorded as Instrument No. 20211209-0163290.

WITNESS my hand this the 3 day of December, 2021.

Karen Lakin

Karen Lakin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Karin Lakin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 10/26/24

