Karen Johnson Davidson County
Batch# 783508 DEEDQC
01/04/2022 08:22:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220104-0000893

Return to:

BCA -AVENUE 365 LENDER SERVICES, LLC
1100 VIRGINIA DRIVE SUITE 130
FORT WASHINGTON PA 19034
FILE NO. 21233417R

QUITCLAIM DEED

21233417R-QCD

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ELIZABETH FLOYD READ AND JOHN KAIN READ III	ELIZABETH FLOYD READ AND JOHN KAIN READ III	104 01 0 304.00
118 37TH AVENUE NORTH NASHVILLE, TN 37209	118 37TH AVENUE NORTH NASHVILLE, TN 37209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ELIZABETH FLOYD READ F/K/A ELIZABETH MELISSA FLOYD, A SINGLE PERSON AND TARPLEY BROOKS JONES, A MARRIED PERSON AND JACK KAIN READ, III A/K/A JOHN KAIN READ, III, A SINGLE PERSON AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **ELIZABETH FLOYD READ AND JOHN KAIN READ III, MARRIED TO EACH OTHER AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 164 ON THE PLAN OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PREMISES CONVEYED UNTO ELIZABETH MELISSA FLOYD, A SINGLE PERSON AND TARPLEY BROOKS JONES, A MARRIED PERSON AND JACK KAIN READ, III, A SINGLE PERSON AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP, BY VIRTUE OF WARRANTY DEED FROM MARY KATE JORDAN, UNMARRIED, DATED AUGUST 30, 2019, RECORDED SEPTEMBER 3, 2019, IN INSTRUMENT: 20190903-0088265.

Property known as, 118 37TH AVENUE NORTH, NASHVILLE, TN 37209

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 my hand this 21 day of December, 2021.

Elizabeth Floyd Read F/K/A
Elizabeth Melissa Floyd

ELIZABETH FLOYD READ F/K/A
ELIZABETH MELISSA FLOYD

TARPLEY BROOKS JONES

Jack Kain Read III A/K/A
John Kain Read III

JACK KAIN READ, III A/K/A
JOHN KAIN READ, III

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Ella K Butler of the state and county mentioned, personally appeared **ELIZABETH FLOYD READ F/K/A ELIZABETH MELISSA FLOYD, TARPLEY BROOKS JONES, JACK KAIN READ, III A/K/A JOHN KAIN READ, III** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ella K Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Quitclaim Deed 2/K/A Dawn Kari Arnold III A/K/A
Grantee Affidavit Dawn Kari Arnold III



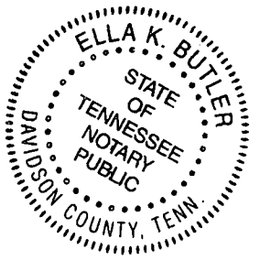
_____
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 21 day of December, 2021.

Ella K Butler
Notary Public
My commission expires: 07/09/2024



Tennessee Certification of Electronic Document

I, Joseph Budzich, 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 **12/21/2021** (date of document).

Affiant Signature

12/28/2021
Date

State of Florida

County of Brevard

Sworn to and subscribed before me this **28th** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 02/07/2023

NOTARY'S SEAL

SHARON K BELL
Notary Public - State of Florida
Commission # GG 299506
My Comm. Expires Feb 7, 2023
Bonded through National Notary Assn.