Karen Johnson Davidson County
Batch# 803868 DEEDQC
02/11/2022 09:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220211-0015926

PREPARED BY:
PREMIER LAND TITLE & ESCROW
David Marttala
879 Seven Oaks Blvd., Ste 600
Smyrna, TN 37167
690-21

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)
The actual consideration is $0.00.

AFFIANT

ADDRESS OF NEW OWNER:
Colleen Erin Lincoln
Ian Carey Lincoln
1311 Chester Avenue
Nashville, TN 37206

SEND TAX BILLS TO:
Same as New Owner

Subscribed and sworn to before me this
25TH day of JANUARY, 2021. 2022

Notary Public
My Commission Expires: 2/21/22

Information provided by the Parties. Preparer makes no guarantees as to the accuracy of this information.

Map/Parcel: 072-14-0-311.00

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **Colleen E. Watson, n/k/a Colleen E. Lincoln** has/have/its this day bargained and sold and hereby conveys and quitclaims, unto **Colleen Erin Lincoln and Ian Carey Lincoln, wife and husband,** his/her/its heirs and assigns, forever, all of his/her right, title and interest in and to that certain parcel of real estate located in Rutherford County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee and being all of Lot No. 26 of Block A on the Map of a Subdivision of BELLE FOREST, as appearing of record in Book 843, Page 94, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Note: 1311 Chester Avenue a/k/a 1311 Chesterfield Avenue per plat of record.

Being the same property conveyed to Colleen E. Watson, an unmarried woman (now married and known as Colleen E. Lincoln) by Deed from Zachary Jameson, married, dated 6/21/2012 and filed for record in Instrument No. 20120622-0055136, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 25TH day of JANUARY, ~~2021.~~ 2022

Colleen E. Lincoln

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Colleen E. Lincoln**, 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 25TH day of JANUARY, ~~2021.~~ 2022

NOTARY PUBLIC

My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

1, KIMBERLY MINTER, do hereby make oath that 1 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 July 1, 2021. Document Dated JANUARY 25, 2022.

Affiant Signature

Dated 1/25/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 14th day of Oct 2021

Notary Signature

My Commission Expires: 7-1-2025

Notary's Seal (if on paper)

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY