Karen Johnson Davidson County
Batch# 822990 DEEDQC
03/16/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $575.35
20220316-0030631

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TENNESSEE
COUNTY OF SUMER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$10.00~~ $155,500

Janette L Pinson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE Eighteenth (18th) day of February 2022.

(Affix Seal)

Notary Public

My Commission Expires: 07/24/2024

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Kevin T. Williams Attorney at Law
% Property Title Services, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Janette Elaine Pinson	SAME	007 11 0 004.00
425 Lealand Ln		
Lebanon, TN 37087		

For and in consideration of the sum of $10.00, consisting of cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, Ronald L. Davenport**, hereinafter called the Grantor, have bargained and sold, and do hereby Quitclaim and convey unto **Janette Elaine Pinson,** hereinafter called the Grantee, **her** heirs and assigns, all of my right, title and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

See Attached "EXHIBIT A"

This is ( ) unimproved property:

(X) improved property known as: 2014 Tinnin Road, Goodlettsville, Tennessee 3707

Witness my hand this ninth 9TH (9th) day of ~~February~~, 2022:

Ronald L. Davenport
Ronald L. Davenport

STATE OF MISSOURI

COUNTY OF CLINTON

Personally appeared before me, the undersigned, A Notary Public in and for said County and State, the within named **Ronald L. Davenport,** the bargainor(s), 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 with instrument for the purposes therein contained. Witness my hand and official seal at CLINTON County, MISSOURI, this 9TH day of FEBRUARY, 2022.

John D. O'Connor
Notary Public

My Commission Expires: 7-11-2022

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JOHN D. O'CONNOR
My Commission Expires
July 11, 2022
Clinton County
Commission #14432264

EXHIBIT A

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 128 on the Plan of Grizzard Manor, Section 5, as of record in Book 4675, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the property conveyed to Charles B. Eastwood and wife, Betty R. Eastwood by deed of record in book 5505 page 744, Register's Office for Davidson County, Tennessee. Charles B. Eastwood died September 21, 2014, leaving Betty R. Eastwood as the surviving tenant. Betty R. Eastwood died September 2, 2021. By Order in the Seventh Circuit (Probate) for Davidson County, Tennessee, of record as instrument # 20220118-0006469 in the Register's Office for Davidson County, Tennessee, the Last Will and Testament of Betty R. Eastwood was admitted to probate for the sole purpose of establishing a monument of title to the real and other property of Betty R. Eastwood. Said Will bequeathed and devised all of Betty R. Eastwood's property equally to Janette E. Pinson and Ronald L. Davenport.

Tennessee Certification of Electronic Document

I, Linzy Binkley, 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 2/18/2022 (date of document).

Affiant Signature

3/09/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

