Karen Johnson Davidson County
Batch# 839138 DEEDQC
04/13/2022 12:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220413-0042977

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Jonathan Karr and Rachel Karr
1523 Forrest Avenue
Nashville, TN 37206

Property Tax ID#: 083-10-0-015.00
File #: TN857168

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **JONATHAN KARR, a married man who acquired title as JONATHAN ERIC KARR, an unmarried man herein joined by his spouse, RACHEL KARR**, as Grantor, hereby convey all rights, titles and interests that we may have in to **JONATHAN KARR AND RACHEL KARR, husband and wife**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 083-10-0-015.00

Property Address: 1523 Forrest Avenue, Nashville, TN 37206

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 23 day of March, 2020 for

Jonathan Karr who acquired title Jonathan Eric Karr
JONATHAN KARR,
who acquired title as JONATHAN ERIC KARR

Rachel Karr
RACHEL KARR

STATE OF TN }
COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JONATHAN KARR, who acquired title as JONATHAN ERIC KARR and RACHEL KARR, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of March, 2020 for

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 09/02/24

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Jonathan Karr who acquired title Jonathan Eric Karr

Rachel Karr

Subscribed and sworn to before me this the 23 day of March, 2020 for

ANN STATHOS DONNELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary
My Commission expires: 09/02/24

A title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents: no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

That certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE. described as follows, to wit:

Being Lot No. 66 and the easterly 7.8 feet of Lot No. 65 on the map of Subdivision of the A.V.S. Lindsley 29 Acre Tract as shown on plat of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 66 and the easterly 7.8 feet of the Lot No. 65 front 49.4 feet on the north margin of Forrest Avenue and extend back 150.0 feet on thee east line and 150.0 feet on the west line to a dead line in the rear measuring 50.4 feet thereon.

Being the same property conveyed to Jonathan Eric Karr. unmarried by Deed from Patrick Ragsdale and wife, Lorraine Ragsdale, dated 9/15/2009 and recorded 9/17/2009 as Instrument 20090917-0086740, Register's Office for Davidson County, TN.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 3/23/2022 *(date of document).*

Affiant Signature

4/7/2022
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 7th day of April 2022.

Notary Signature

My Commission Expires: May 9, 2025

Notary Seal (if on paper)

ASHLEE BERRY
MY COMMISSION # HH 079806
EXPIRES: May 9, 2025
Bonded Thru Notary Public Underwriters