Karen Johnson Davidson County
Batch# 843002 DEEDQC
04/20/2022 10:32:11 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220420-0045587

File No: 2022 Abstract

QUITCLAIM DEED

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Apr. 1 2022.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 23, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen L Sullivan	SAME AS OWNER	MAP 071 16 0 068.00
(NAME)	(NAME)	
1402 Montgomery Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ellen L. Sullivan, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ellen L. Sullivan, an unmarried woman,
Christy L. Camp, an unmarried woman,
Michael R. Mayberry, married man,
as tenant in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 14 on the Map of Williams & Hays Company's Belle View Plan, of record in Book 332, page 51, Register's Office for Davidson County, Tennessee, described according to a survey made by John M. Sullivan, Surveyor, dated November 21, 1957, as follows:

BEGINNING at a point in the westerly margin of Montgomery Street which said point is 114 feet northerly from the northwesterly corner of the intersection of Crockett Street and Montgomery Street; thence northerly with the westerly margin of Montgomery Street 66 feet to a point; thence North 79 27' West 200 feet to a point in the line between Lots Nos. 5 and 14; thence South 11 03' West 32.5 feet to a point; thence South 7 44' West 33.5 feet; thence South 79 27' East 200.07 feet, more or less, to the point of beginning.

Being the same property conveyed to Ellen L. Sullivan by Warranty Deed from Larry Roy Trent, dated April 11, 2014, and filed for record on April 28, 2014, in Instrument No. 20140428-0035639, Register's Office in and for Davidson County Tennessee.

This conveyance is made subject to the following:

1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as **1402 Montgomery Ave, Nashville, Tennessee 37207.**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 13 day of April, 2022.

Ellen L Sullivan

STATE OF **TENNESSEE**
COUNTY OF Davidson

Personally appeared before me, **Ellen L Sullivan**, with whom I am personally acquainted, (or who 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, at office, this 13 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.

File Number: **1221-009**

RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027