THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027
File No. 220340139

Karen Johnson Davidson County
Batch# 845797 DEEDQC
04/26/2022 11:45:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220426-0047913

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2022.

Notary Public

My Commission Expires:

JEROLYN LYNNETTE SWITZER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Victoria Lynn Webb and William Kent Flowerree 122 39th Avenue North Nashville, TN 37209	New Owner	104-01-0-290.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Victoria Webb, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Victoria Lynn Webb, a single woman, and William Kent Flowerree, a single man, as joint tenants with rights of survivorship,** their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 77 on the Plan of West Grove Subdivision, as of record in Book 421, page 1069, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 50.0 feet on the Easterly side of 39th Avenue, North and runs back between parallel lines, 160.0 feet, to an alley.

Being the same property conveyed to Victoria Webb, unmarried by Warranty deed from Julia Roland, unmarried of record in Book 8150, page 936, Register's Office for Davidson County, Tennessee, dated June 29, 1990 and recorded on July 12, 1990.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2022 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April 2022.

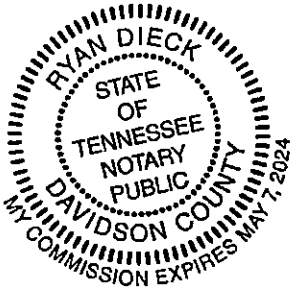
Victoria Webb

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Victoria Lynn Webb, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of April 2022.



Notary Public
My Commission Expires: _____