Karen Johnson Davidson County
Batch# 852216 DEEDQC
05/09/2022 09:31:50 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220509-0052778

*This Instrument Prepared By and Return To:*
*Charlotte A. Davis*
*3037 Dickerson Pike*
*Nashville, TN 37207*

# *QUITCLAIM DEED*

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**NEW OWNER:**
Charlotte A. Davis
Austin Lee Davis
3037 Dickerson Pike
Nashville, TN 37207

**SEND TAX BILLS TO:**
SAME AS NEW OWNER

**MAP/PARCEL**
Map/Parcel 060-08-0-076.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Charlotte A. Davis,** hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Charlotte A. Davis and Austin Lee Davis, as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), all her right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No.1 on the Plan of the Resubdivision of the Northern 100 feet of Lot No. 5, Map of E.A. Lindsey's Subdivision, recorded in Book 5190, page 120, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being more particularly described as follows:

Beginning at an iron pin on the easterly right-of-way of Dickerson Pike (U.S. 41-31-W) at the common westerly corner of the herein described property and B.C. Webb Property (Parcel (20 Property Map 60-8) as of record in Deed Book 3436, page 461, Register's Office for Davidson County, Tennessee. Said pin being 594.71' (by Deed) South of the center line of Ewing Lane as measured along the easterly R.O.W. of Dickerson Pike; thence with the common line between the herein tract and Webb Property (Parcel 20) S 79 degrees 16' 35" E 250.00 ft. to an iron pin, corner of Lot No. 2, E.A. Lindsey Resubdivision as of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee (being Parcel (22) Map 60-8); thence with the common line of said Lot No. 2 (Parcel 22) S 13 degrees 04' 53" W, 100.02 ft. to an iron pin, northeast corner of Lot No. 1, Cecilia Binkley's Resubdivision as of record in Book 5190, page 128, Register's Office for Davidson County, Tennessee and being Parcel 75 on the Map 60-8; thence with the common line between Parcels 75 and 76 N 79 degrees 16' 17" W, 250.00 ft. to an iron pin on the easterly ROW of Dickerson Pike; thence with the easterly ROW of Dickerson Pike with a curve to the left (radious 5200) northerly a distance of 100.0 ft. to the point of beginning and containing 0.573 acres.

Being the same property conveyed to Charlotte A. Davis by Warranty Deed from S.L. Sethi and wife, Raksha Sethi, filed for record on August 25, 2015 at Instrument Number 20150825-0085841, said Register's Office.

This is improved property located at 3037 Dickerson Pike, Nashville, TN 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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,** the GRANTOR(S) have hereunder set her hand(s) to this Quitclaim Deed this _6th__ day of April, 2022.

Charlotte A. Davis

**CHARLOTTE A. DAVIS**

MATTIE C. BOWERSOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires June 19, 2023

STATE OF TENNESSEE
COUNTY OF _Sumner_____

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Charlotte A. Davis, whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon her oath acknowledged that she executed the foregoing instrument for the purpose herein contained, as her free act and deed.

WITNESS my hand and official seal this __6th_ day of _April_, 2022.

Mattie C. Bowersox

NOTARY

MY COMMISSION EXPIRES: June 19, 2023

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STATE OF TENNESSEE
COUNTY OF __Sumner_____

The actual consideration for this transfer is $0.00.

Austin Davis

AFFIANT

MATTIE C. BOWERSOX STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires June 19, 2023

Subscribed and sworn to before me, this _6th_ day of _April__, 2022.

Mattie C. Bowersox

NOTARY

MY COMMISSION EXPIRES: June 19, 2023