Karen Johnson Davidson County
Batch# 855609 DEEDQC
05/13/2022 03:38:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220513-0055579

Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM CA 92806
FILE NO. NSWREF22452765

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773, KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SPRINGER INVESTMENTS LLC	SPRINGER INVESTMENTS LLC	08305021800
920 POTTER LANE NASHVILLE, TN 37206	920 POTTER LANE NASHVILLE, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ALEXIS M. SPRINGER**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **SPRINGER INVESTMENTS LLC**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 11 on the Plan of Subdivision of Calvin Davis Lot, as of record in Book 57, page 85, Register's Office for said County.

Said lot fonts 50 feet on the northerly side of Calvin Avenue and runs back between parallel lines with the westerly margin on North 12th Street, formerly Allison Avenue, 150 feet to an alley.

Being the same property conveyed to Alexis M Springer by Warranty Deed from Elmer R. Penn, dated September 24, 2019, recorded on October 4, 2019 as Instrument 20191004-0101743.

Property known as, 1121 CALVIN AVENUE, NASHVILLE, TN 37206

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 this 29th day of April, 2022.

ALEXIS M. SPRINGER

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Deborah L. Gaunt of the state and county mentioned, personally appeared **ALEXIS M. SPRINGER** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Notary Public
Printed Name: Deborah L Gaunt
My Commission Expires: 11/06/2024

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 29th day of April, 2022

Notary Public

My commission expires: 11/06/2024

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Tennessee Certification of Electronic Document

I, Julie Costa, 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 April 29, 2022 (date of document).

Julie Costa
Affiant Signature

5-5-22
Date

State of California

County of Orange

Sworn to and subscribed before me this 5 day of May, 2022.

Paula G. Murdock
Notary's Signature

MY COMMISSION EXPIRES: 11/10/22

NOTARY'S SEAL

PAULA G. MURDOCK
COMM. # 2266339
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. NOV. 10, 2022

202205130055579