THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 902851 DEEDQC
08/12/2022 11:27:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220812-0091791

[PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instrument.]

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Karen Lavender 500 N. Osceola Ave, Apt 210 Clearwater, FL 33755	Owner	071-04-0-077.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Robyn Morshead,** hereinafter called the Grantor, do hereby Quitclaim unto **Karen Lavender**, hereinafter called the Grantee, her heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 331** on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page(s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Lavender by Special Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2006-23, filed on 06/03/2015, at Instrument No. 20150603-0051648, Davidson County Register of Deeds; and further and last conveyed by Karen Lavender to Karen Lavender and Robyn Morshead, as tenants in common, by Quitclaim Deed of record on 09/21/2017, at Instrument No. 20170921-0096714, Davidson County Register of Deeds.

This is property commonly known as 2613 Jones Avenue, Nashville, TN 37207.

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

Witness my hand this 26 day of July, **2022**:

Robyn Morshead.

Robyn Morshead

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robyn Morshead** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of July, **2022**:

Notary Public

My Commission Expires: _____

AARON FORTNER
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXPIRES MAY 9, 2026

STATE OF TN

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Aaron Fortner, Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 DAY OF July, 2022:

Notary Public

My Commission Expires: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON