Karen Johnson Davidson County
Batch# 915311 DEEDQC
09/12/2022 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220912-0101770

QUITCLAIM DEED

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND ZERO CENTS ($0.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Seth N. Cline, Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lori A. Troxel (NAME)	**NEW OWNER** (NAME)	**119-14-0-023.00**
2912 Oakland Avenue Nashville, Tennessee 37212 (ADDRESS)	(ADDRESS)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of Septemebr, 2022, the undersigned, **BEATRICE CLARE TROXEL, AN UNMARRIED WOMAN, AND BRADLEY S. TROXEL AND LORI A. TROXEL, HUSBAND AND WIFE, WITH RIGHTS OF SURVIVORSHIP BETWEEN ALL THREE PARTIES,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and quitclaim to **LORI A. TROXEL, A MARRIED WOMAN WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, having an address of **242 TANKSLEY AVENUE, NASHVILLE, TENNESSEE 37211** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12, Block "E" on the Plan of Woodbine Courts, II, not of record. Said Lot No. 12 is described as follows:

Beginning at a point in the Northerly margin of Tanksley Avenue at the corner of Lots Nos. 11 and 12; thence with the line between said lots, Northerly 155.5 feet to the corner of said Lots and of Lots Nos. 18 and 19; thence with the line between said Lots Nos. 12 and 18, Easterly 75 feet to the corner of said Lots and of Lots Nos. 13 and 17; thence with the line between Lots Nos. 12 and 13, Southerly 155.5 feet to the North margin of Tanksley Avenue; thence with the margin of the same, Westerly 75 feet to the beginning.

Being the same property conveyed to Beatrice Clare Troxel, an unmarried woman, and Bradley S. Troxel and Lori A. Troxel, husband and wife, with rights of survivorship between all three parties, by Warranty Deed of record in Instrument Number 20220228-0022284, in the Register's Office of Davidson County, Tennessee, dated February 16th, 2022 and recorded on February 28th, 2022.

This improved property more commonly known as 242 Tanksley Avenue, Nashville, Tennessee 37211.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

IN WITNESS WHEREOF, this instrument has been executed this 7th day of September, 2022.

GRANTOR: BEATRICE CLARE TROXEL

GRANTOR: BRADLEY S. TROXEL

GRANTOR: LORI A. TROXEL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BEATRICE CLARE TROXEL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of September, 2022.

MARY KATHRYNE LAWSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Notary Public

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **BRADLEY S. TROXEL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of September, 2022.

MARY KATHRYNE LAWSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/09/2026 DAVIDSON COUNTY

Notary Public

My Commission Expires

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **LORI A. TROXEL**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that she executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of September, 2022.

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary Public

My Commission Expires

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, 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 September 7, 2022 (date of document).

Affiant Signature

09/07/2022

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7th day of September, 2022.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024