Karen Johnson Davidson County
Batch# 950873 DEEDQC
12/13/2022 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221213-0129254

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Natalie V. Timmons, Darrell A. Timmons, Shonda E. Clanton, Janson D. Timmons** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Janis A. Timmons,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Bellshire Estates, Section "B" of record in Book 2331, Pages 128 and 129, Register's office for said County.

Said Lot Nos. 404 fronts 180.8 feet on the southerly side of Bellshire Drive and extends back between lines, 274.1 feet on the easterly side and 255.6 feet on the westerly line to a dead line in the rear on which it measures 105 feet.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20180423-0037866** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 7 day of **December, 2022.**

Natalie V. Timmons
Natalie V. Timmons

Darrell A. Timmons
Darrell A. Timmons

Janson D Timmons
Janson D. Timmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Natalie V. Timmons, Darrell A. Timmons, Janson D. Timmons**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7 day of **December, 2022.**

Cari Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Shonda E Clanton
Shonda E. Clanton

STATE OF NEW YORK
COUNTY OF PUTNAM

Personally appeared before me, a Notary Public in and for said state and county, **Shonda E. Clanton**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of **December, 2022.**

David R Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 3, 2023

DAVID R BAKER
Notary Public, State of New York
Reg. No. 4953099
Qualified in Putnam County
Commission Expires July 3, 2023

For recording information only

STATE OF TN
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

PROPERTY ADDRESS:	**1309 Bellshire Dr. Nashville, TN 37207**
TAX PARCEL NO.:	07312006900
PROPERTY OWNER:	**Janis A. Timmons**
OWNER'S ADDRESS:	**1309 Bellshire Dr. Nashville, TN 37207**
MAIL TAX BILLS TO:	**1309 Bellshire Dr. Nashville, TN**

Certificate of Authenticity

I, Holly A. Mason, 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 December 7 th, 2022.

Affiant Signature

12/13/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of December, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026