This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Ave.
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 959997 DEEDQC
01/11/2023 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230111-0002353

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

This conveyance is tax exempt. T.C.A. § 67-4-409(a)(1)(C)(i)(b). No oath of value is required. T.C.A. § 67-4-409(a)(1)(E).

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles William Davidson, Sr. Sandra Kay Davidson 3214 Hummingbird Drive Nashville, TN 37218	New Owner	059 13 0 017.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Charles William Davidson, Sr., married**, (Grantor) do hereby quitclaim unto **Charles William Davidson, Sr. and Sandra Kay Davidson, husband and wife**, (Grantees), all my interest in the following property located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 122 on the map of Treppard Heights, Section VII, as of record in Book 2900, Page 13, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same Property conveyed to Charles William Davidson by Special Warranty Deed from BancBoston Mortgage Corporation, a Florida corporation, dated September 1, 1988 and recorded September 27, 1988 in Book 7662, Page 797, Register's Office for Davidson County, Tennessee. Grantor Charles William Davidson, Sr. is one and the same person as Charles William Davidson named in the referenced vesting deed.

It is the express intent of the parties to create a tenancy by the entirety between the Grantees.

This is improved property known as: 3214 Hummingbird Drive, Nashville, TN 37218.

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.

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

This instrument was prepared with information supplied by the parties. No title examination, survey, or settlement has been performed. Midtown Title, LLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

The legal description used herein is drawn from the Grantor's vesting deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January 2023.

GRANTOR:

Charles William Davidson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Charles William Davidson, Sr.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of January 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 03/03/2026

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/10/2023 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 1/10/2023

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 10th **day of** January **,** 2023 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM