Karen Johnson Davidson County
Batch# 962868 DEEDQC
01/20/2023 10:16:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230120-0004692

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, **Edward L. Risby Jr.**, ~~**Emile D. Risby**~~, **Rita R. Risby Batey** ("Grantors"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Emile D. Risby,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County Tennessee being Lot No. 8 on the Plan of R.B. Beals Subdivision, Section 1, of record in Book 3700, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

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 **20220325-0034955** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 20 day of **January, 2023.**

Edward L. Risby Jr.

Rita R. Risby Batey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Edward L. Risby Jr. and Rita R. Risby Batey**, 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 20 day of **January, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

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

For recording information only

STATE OF TENNESSEE
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 20 day of **January, 2023.**

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:	**3017 Vista Dr. Nashville, TN 37218**
TAX PARCEL NO.:	059 01 0 008.00
PROPERTY OWNER:	**Emile D. Risby**
OWNER'S ADDRESS:	**3017 Vista Dr. Nashville, TN 37218**
MAIL TAX BILLS TO:	**3017 Vista Dr. Nashville, TN 37218**

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 January 20, 2023.

Affiant Signature

1/20/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 day of January, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026