Karen Johnson Davidson County
Batch# 987945 DEEDQC
04/04/2023 08:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230404-0024212

Address New Owner As:	Send Tax Bills To:	Map-Parcel Number
Julian N. Fotre, III 3005 Blakemore Avenue Nashville, Tennessee 37212	New Owner	Map 081-11-0 Parcel 193.00

THIS INSTRUMENT PREPARED BY:
Dunham Hildebrand, PLLC
2416 21st Avenue South, Suite 303
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2023.

Notary Public
My Commission Expires:

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Christine O'Neill Singer, a married woman, and Julian N. Fotre, a married man,, hereinafter referred to as the Grantors, hereby quitclaim unto Christine O'Neill Singer, a married woman, and Julian N. Fotre, a married man, hereinafter referred to as the Grantees, and Grantees' successors and assigns, all of Grantors' interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 403 on the Plan of McGavock Wetmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 402 fronts 52 feet on the easterly side of D.B. Todd Boulevard, formerly 18th Avenue North and runs back between parallel lines 225 and one-half feet, more or less, on the northerly line and 237 feet on the southerly line, to an alley, measuring 50 feet thereon.

Being the same property conveyed to Suzanne K. Knutson, an unmarried person, by Warranty Deed from James A. Tillman, Successor Trustee of the Trust of E.R. Buchi, R. UTD July 9, 1992 as amended and restated, of record as Instrument No. 20021204-0149053, recorded December 4, 2002 with the Davidson County Register of Deeds.

Grantors execute this instrument as the heirs at law of Suzanne K. Knutson, an unmarried woman, and for the express purpose of quitclaiming to Grantees any interest, right and title

they may have inherited in the above-described property as a result of being heirs at law of Suzanne K. Knutson.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property known as: 1624 D.B. Todd Boulevard, Nashville, Tennessee 37209.

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

This instrument was prepared from information supplied by the Grantor and Grantee. No title examination, survey, or settlement has been performed and Dunham Hildebrand, PLLC, shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

IN WITNESS WHEREOF, this instrument has been executed this the 3rd day of April, 2023.

GRANTOR:

Julian N. Fotre, III

GRANTOR:

Christine O'Neill Singer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Christine O'Neill Singer and Julian Fotre III,** the within named bargainors, 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 3rd day of April, 2023.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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

I, Emma Howard, 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 04/03/23 (date of document).

Emma Howard

Affiant Signature

Date: 04/03/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 03 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

