Karen Johnson Davidson County
Batch# 998528 DEEDQC
05/02/2023 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230502-0032460

QUITCLAIM DEED

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 2nd day of May, 2023.

Notary Public

My Commission Expires: _____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Address New Owner as:	Tax Bill To:	Map / Parcel
Jonathan Christian **Isabell Buck** **250 South River Road** **P.O. Box 92** **Waterville, OH 43566**	**New Owner**	**103 03 0 020.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Jonathan Christian, married** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Jonathan Christian and Isabell Buck, married, as tenants by the entirety** (hereinafter referred to as "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being Lot No. 104 on the Plan of Richland Meadows, Section 2, of record in Book 2083, Page 72, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same interest conveyed to Annie P. Beavers, a married person and Jonathan Christian, unmarried as joint tenants with right of survivorship, by Warranty Deed from William Renick, Jr. and Don Punch, Jr., d/b/a Pure Equities, of record in Book 9644, Page 635, said Register's Office for Davidson County,

Tennessee. Annie P. Beavers is deceased. She died on May 27, 2015 and title vested in Jonathan Christian as the sole surviving joint tenant.

This is real property commonly described as 5520 Bon Air Circle, Nashville, Tennessee 37209.

This is the same legal description found in the last deed of record.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 2nd day of May 2023.

GRANTOR:

Jonathan Christian
Jonathan Christian

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 2nd day of May, in the year 2023, before me the undersigned, personally appeared **Jonathan Christian**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 2nd day of May, 2023.

William Altus Pryor
Notary Public

My Commission Expires:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Robert J. Votestine, III, do herby 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 May 2nd, 2023.

AFFIANT SIGNATURE

5/2/2023
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 2nd day of May, 2023.

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026