This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20-6549

Karen Johnson Davidson County
Batch# 1053709 DEEDQC
09/25/2023 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230925-0075032

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 22nd day of September, 2023

Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Spann Josiah G Spann 155 Odie Ray St. Gallatin, TN 37066	New Owner	043-01-0-016

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Sarah Richmond NKA Sarah Spann, married** ("Grantor") do/does hereby quitclaim and convey unto **Sarah Spann and Josiah G Spann, wife and husband** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, Block D on the Plan of East Lawn, a Subdivision of Part of Edgemeade Farm of record in Book 547, Pages 153 and 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Richmond, a single woman, by deed from Brandon Jaynes, unmarried, of record in Instrument No. 20190327-0027481, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on March 27, 2019.

This is improved property located at: **117 Elmore Avenue, Nashville, TN 37115**

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of September, 2023.

GRANTOR:

Sarah Spann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and seal at office this 22nd day of September, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1-16-2024

- **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** 9-22-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 9-22-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd **day of** September **,** 2023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

