QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1100070 DEEDQC
02/12/2024 11:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240212-0009630

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF FEBRUARY, 2024.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

THIS INSTRUMENT WAS PREPARED BY:
Underwood Law Group, PLLC, 223 Town Center Pkwy #1744, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Sharon D. Atkinson and Victor M. Atkinson (Name)	SAME	071-02-0-050.00
1220 Avondale Cir (Address)		
Nashville, TN 37207		

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Sharon Denise Redmond Jones, now known as Sharon D. Atkinson,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Sharon D. Atkinson and husband, Victor M. Atkinson,** GRANTEE, all right, title, and interest in the said property, which said Grantor has, situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of E.C. Scruggs Avondale Plan of record in Book 161, page 13, Register's Office for Davidson County, to which reference is made for a more complete legal description.

Sharon Denise Redmond Jones, received the property in fee simple via the Final Decree of Divorce, Docket No. 93D-4305, Fourth Circuit Court for Davidson County, Tennessee. Sharon D. Atkinson has since remarried, marrying Victor M. Atkinson, and has changed her legal name to Sharon D. Atkinson.

Being the same property conveyed to Robert Lee Jones and wife, Sharon Redmond Jones by Warranty Deed from Charles E. Jones and wife, Rosalind S. Jones, dated September 16, 1992 and recorded on September 30, 1992 in Book 8741, page 991, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sharon Denise Redmond Jones, by Quitclaim Deed from Robert Lee Jones, dated March 14, 1994, and recorded on March 21, 1994 in Book 9284, page 173, Register's Office for Davidson County, Tennessee.

This is improved property located at 1220 Avondale Circle, Nashville, Tennessee 37207.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

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

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 9th day of February, 2024.

Sharon D. Atkinson

Victor M. Atkinson

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, the within named **Sharon D. Atkinson and Victor M. Atkinson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of February, 2024.

My Commission Expires: _____

NOTARY PUBLIC

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Tennessee Certification of Electronic Document

I, the undersigned, 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 February 12, 2024.

Affiant Signature

Date: February 12, 2024

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Sworn to and subscribed before me on this 12th day of February, 2024.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY