Box 10-B

Karen Johnson
Batch # 1126904
04/25/2024 09:56:49 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240425-0029865

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH BUTLER REAL ESTATE, LLC	**SAME**	**091-16-0-055.00**
(NAME) **5200 PARK AVE.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, SARAH SADLER BUTLER, MARRIED,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE, AND INTEREST UNTO **SARAH BUTLER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 507, and the westerly 20 feet of Lot. No. 505, of Block B, as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 507 and westerly 20 feet of Lot No. 505 front together 70 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to SARAH SADLER BUTLER, by deed from LWYL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230823-0065823, dated August 17, 2023, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantor.

unimproved ( )
This is improved(**X**) property, known as **4606 ELKINS AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 28th day of March, 2024.

SARAH SADLER BUTLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SARAH SADLER BUTLER**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of March, 2024.

My Commission Expires: **March 3, 2026**

Notary Public

