This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: N/A

Karen Johnson Davidson County
Batch# 1138515 DEEDQC
05/23/2024 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240523-0038347

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

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22 day of May, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Patricia Lawless and Yvette Cutter 2311 Brittany Drive Nashville, TN 37206	New Owners	083-11-0-106.01

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, we, **Patricia Lawless, AKA Patricia L. Lawless, a single person, and Yvette Cutter, single person** ("Grantors"), do hereby quitclaim and convey unto, **Patricia Lawless, a single person, and Yvette Cutter, single person, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all of Grantors' interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Eastland Acres, Section 8, of record in Book 3106, Page 35, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Yvette Cutter by Quitclaim Deed from Patricia Lawless, specifically reserving for grantor, Patricia Lawless, fifty percent (50%) ownership interest in the property, dated July 18, 2013 and recorded on July 19, 2013 in Instrument No. 20130719-0074746, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patricia L. Lawless by Warranty Deed from Yvette Joy Cutter, dated April 3, 1998, recorded on April 7, 1998 in Book 10877, Page 276, Document No. 0422936, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2311 Brittany Drive, Nashville, TN 37206.**

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 May 2024.

GRANTORS:

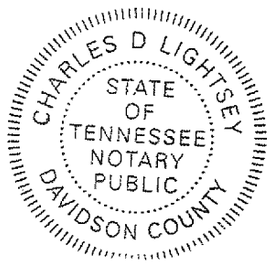
Patricia Lawless

Yvette Cutter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Patricia Lawless and Yvette Cutter,** 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 22nd day of May 2024.



Notary Public
My Commission expires: 3/3/26

- **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 05/22/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/22/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** May **,** 2024 **.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

