QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2025.

Notary Public

(AFFIX SEAL)

MY COMMISSION EXPIRES: 4/26/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren K Buttrey	SAME	
(NAME)	(NAME)	
2951 Sinbad Dr	SAME	9606010800
Nashville, TN 37214	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Rose Tignor and husband Ed Tignor, HEREINAFTER CALLED THE GRANTORS, HEREBY QUITCLAIMS TO, **Lauren K. Buttrey, a single woman** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL HIS/HER/THEIR RIGHT, TITLE AND INTEREST IN 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. 196 on the Plan of Resubdivision of Lots 183 and 196 on the Plan of Cloverhill, Section IV, as of record in Plat Book 5800, Page 108, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.
Being the same property conveyed to Sarah Ayer, unmarried by deed from Denby Melisha Morgan, of record in Instrument No. 200511290143607, dated 11/29/2005, in Davidson County Register's Office in TN.
Further conveyed to Rose Tignor and husband Ed Tignor, and Lauren Buttrey, a single woman, as joint tenants with right of survivorship by Deed dated 12/19/2023 and recorded in Instrument No 20231220-0098015 in said register's office.

Unimproved
This is improved ☒ property, known as **2951 Sinbad Dr, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WITH THE HEREDITAMENTS AND APPURTENANCES THERETO APPERTAINING, HEREBY RELEASING ALL CLAIM TO HOMESTEAD THEREIN. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 1232720 DEEDQC
01/31/2025 03:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250131-0007641

Witness my/our hands **27th day of January, 2025**

Rose Tignor **Ed Tignor**

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Todd Richards (notary public), the within named bargainor(s), **Rose Tignor and Ed Tignor**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal on **27th day of January, 2025.**

Notary Public. My Commission Expires: 7/6/26

TODD A. RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/27/25 (date of document).

Affiant Signature

1/27/25

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 1/27/25

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

