Davidson County DEEDQC
Recvd: 11/05/08 15:11 2 pgs
Fees:12.00 Taxes:0.00

20081105-0110264

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

QUITCLAIM DEED

G-CM-08-2110

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

~~THIS INSTRUMENT WAS PREPARED BY~~
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Cardinale	Jessica Cardinale	
(NAME)	(NAME)	
2110 12th Avenue South	2110 12th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	10513018100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Jessica Cardinale, Martha L. Williams, and Davis Tracy HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO Jessica Cardinale and Davis Tracy HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 40 FEET OF LOT "B" AND THE SOUTHERLY 10 FEET OF LOT "A" ON AN UNRECORDED PLAN SHOWING A SUBDIVISION OF PART OF THE M. B. MCALLISTER HOME PLACE ON 12TH AVENUE, SOUTH, THE PLAN OF THE MCALLISTER PROPERTY APPEARS OF RECORD IN BOOK 421, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS "A" AND "B" FRONTING TOGETHER 50 FEET ON THE EASTERLY SIDE OF 12TH AVENUE, SOUTH, FORMERLY KAYNE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY, LESS LAND CONVEYED IN DEED OF RECORD IN BOOK 4733, PAGE 75, SAID REGISTER'S OFFICE. BEING THE SAME PROPERTY CONVEYED TO JESSICA CARDINALE AND MARTHA L. WILLIAMS AND DAVIS TRACY BY WARRANTY DEED FROM WILLIAM SHELTON MCELROY, AN UNMARRIED PERSON, RECORDED ON THE 2ND DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030102-0000606, IN THE REGISTER'S OFFICE OF DAV IDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JESSICA CARDINALE AND MARTHA L. WILLIAMS AND DAVIS TRACY BY WARRANTY DEED FROM WILLIAM SHELTON MCELROY, AN UNMARRIED PERSON, RECORDED ON THE 2ND DAY OF JANUARY, 2003 IN INSTRUMENT NO. 20030102-0000606, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2110 12th Avenue South, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Witness my/our hand(s) this 29th day of October 2008

Jessica Cardinale

Martha L. Williams

Davis Tracy

STATE OF Pennsylvania
COUNTY OF Cumberland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha L. Williams and Davis Tracy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of October, 2008.

Eileen M. Bear
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Eileen M. Bear, Notary Public
Carlisle Borough, Cumberland County
My commission expires February 03, 2011

My Commission Expires: 2/3/2011

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal, this the 29th day of October, 2008.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Ruby Title and Escrow
2012 21st Ave South
Nashville, TN 37212