QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160001594 DEEDQC
Recvd: 01/07/16 13:58 2 pgs
Fees:12.00 Taxes:0.00
20160107-0001724

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Autumn N. Ryan	**New Owner**	
(NAME)	(NAME)	
998 McFerrin Ave		**082-04-0-421.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **AUTUMN RYAN (F/K/A AUTUMN KEY) , UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **AUTUMN N. RYAN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF OUR RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Re-Subdivision of Lot 1, Alexander's Petway Ave. Subdivision of record in Plat at Instrument No. 20150617-0057876, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Autumn Key, unmarried by Warranty deed from Thomas Wayne Cook, unmarried of record in Instrument No. 20141014-0094852 Register's Office for Davidson County, Tennessee, dated October 10, 2014 and recorded on October 14, 2014. The said Autumn Ryan being one and the same person as Autumn N. Ryan and Autumn Key.

This is
( ) unimproved
(X) improved
property known as **998 McFerrin Ave., Nashville, TN 37206**

Autumn Ryan (f/k/a Autumn Key)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31ST day of DECEMBER, 2015, before me personally appeared Autumn Ryan (a/k/a Autumn Key) to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31ST day of DECEMBER, 2015.

Notary Public
My Commission Expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212