QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160024140 DEEDQC
Recvd: 03/24/16 15:02 2 pgs
Fees:12.00 Taxes:0.00

20160324-0028118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Constance Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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
Marjorie J. Merritt and Constance Wade	Same	
(NAME)	(NAME)	Map 71-11 Parcel 499
1014 Cornelia Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **MARJORIE J. MERRITT, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **MARJORIE J. MERRITT AND CONSTANCE WADE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, BEING LOT NO. 10 ON THE FINAL PLAT OF LUTON MERIDIAN SUBDIVISION OF RECORD BY INSTRUMENT NO. 20021111-0138984 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARJORIE J. MERRITT, MARRIED, BY WARRANTY DEED FROM SLATE CONSTRUCTION CO., INC., OF RECORD IN INSTRUMENT NUMBER 20041025-0128146, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED OCTOBER 22, 2004.

SAID PROPERTY HAVING NEVER BEEN USED AS A MARITAL RESIDENCE BY GRANTOR.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) unimproved
(X) improved

property known as **1545 Luton Street, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 23 day of March, 2016.

Marjorie J. Merritt

Marjorie J. Merritt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marjorie J. Merritt**, the within named 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, this the 23 day of March, 2016.

Notary Public

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

My Commission Expires:

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