# QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160039876 DEEDQC
Recvd: 05/12/16 15:01 2 pgs
Fees:12.00 Taxes:0.00
20160512-0047587

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 11th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Edith D. Vanatta** | **New Owner** | |
| (NAME) | (NAME) | |
| **654 James Avenue** | | **091 05 0 013.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, Tennessee 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EDITH D. VANATTA, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDITH D. VANATTA, a single woman,** hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 8 on the Plan of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County.

Said Lot No. 8 fronts 60.6 feet on the southerly side of James Avenue, and extends back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to Elmer E. Vanatta and wife, Edith H. Vanatta from Ronald K. Schneider and wife, Jean Schneider, by Warranty Deed dated July 23, 1971 and recorded July 29, 1971, of record in Book 4524, Page 340 in the Register's Office for Davidson County, Tennessee. The said Elmer E. Vanatta, also known as Elmer E. Vanatta, Sr., having since died June 26, 2015, leaving the said Edith H. Vanatta as sole tenant by the entirety. The said Edith D. Vanatta does hereby acknowledge that she is one and the same as Edith H. Vanatta.

*This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.*

This is **improved** property known as: **654 James Avenue, Nashville, Tennessee 37209**.

Witness my hand this the 4th day of May, 2016.

Edith D. Vanatta
Edith D. Vanatta




STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Edith D. Vanatta, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument the purposes therein contained.

Witness my hand and seal this the 4th day of May, 2016.

William W Knox III
NOTARY PUBLIC

My Commission Expires:
My Commission Expires
June 18, 2018

**RETURN TO:**

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212