QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019
(AFFIX SEAL)

WILLIAM E GRONES 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)
Anthony B. Cobb	**Same**	
(NAME)	(NAME)	
1512 10th Avenue		**081 12 0 302.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **LATIFAH COBB**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ANTHONY B. COBB,** Unmarried 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:

THE FOLLOWING DESCRIBED PREMISES SITUATED LN DAVIDSON COUNTY AND THE STATE OF TENNESSEE TO WIT:

LOT NO 244 ON THE MAP OF MCGAVOCK, WETMORE AND OTHER'S ADDITION TO NASHVILLE, CALLED THE TOWN OF MCGAVOCK, AS OF RECORD IN BOOK 21 ON PAGE 23, REGISTER OF DEEDS OFFICE, DAVIDSON COUNTY.

SAID LOT 244 FRONTS 50 FEET ON THE EASTERLY SIDE OF 10TH AVENUE, NORTH AND RUNS BACK BETWEEN PARALLEL LINE 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LATIFAH COBB, BY SPECIAL WARRANTY DEED FROM CITIMORTGAGE, INC, OF RECORD IN INSTRUMENT NUMBER 20111010-0078538, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 25TH DAY OF JULY 2011.

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*****

BILL GARRETT, Davidson County
Trans:T20170038879 DEEDQC
Recvd: 05/08/17 11:11 2 pgs
Fees:12.00 Taxes:0.00
20170508-0045362

This is
( ) unimproved
(X) improved

property known as **1512 10th Avenue, Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 3 day of May, 2017.

LATIFAH COBB

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LATIFAH COBB**, 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 3 day of May, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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