

QUITCLAIM DEED

R-SWBC-17-1305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Melissa Dawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER 2017.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Curtis R. Landrum and Lindsay K. Landrum	**NEW OWNER**	
(NAME)	(NAME)	**083-03-0-145.00**
1305 Porter Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DELHI E. LANDRUM, JR., A MARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CURTIS R. LANDRUM AND LINDSAY K. LANDRUM, HUSBAND AND WIFE** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Mrs Minnie E. Martin's Subdivision of certain lots in Brownsville, of record in Plat Book 547, Page 137, 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 the same property conveyed to Curtis R. Landrum and Lindsay K. Landrum, husband and wife, and Delhi E. Landrum, Jr., a married man by Warranty Deed from Amanda Dean, as Successor Trustee for The 1305 Porter Road Trust, of record in Instrument No. 20141027-0098929, Register's Office for Davidson, Tennessee, executed on October 24, 2014 and recorded October 27, 2014.

The Grantor, Delhi E. Landrum, Jr. hereby certifies that this property was not his marital residence.

This is:
[ ] unimproved
[X] improved
property known as: **1305 Porter Rd, Nashville, Tennessee 37206**.

Bill Garrett Davidson County
Batch# 2168 **DEEDQC**
09/19/2017 10:20:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170919-0095709

Witness my/our hand(s) this the 8th day of September, 2017.

Delhi E. Landrum, Jr.

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELHI E. LANDRUM, JR., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of September, 2017.

Notary Public
My Commission Expires: 4/6/2020
(SEAL)

JUAN S JASSO
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/6/2020
NOTARY ID 12872100-7

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212