QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 24120 DEEDQC
11/08/2017 01:44:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171108-0115119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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)
Gabrial Sean Casey and Danielle Lynn Casey	**Same** new owner	
(NAME) **1006 Matthews Avenue**	(NAME)	**611111300** and **06111013900**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE MAP AND PARCEL NUMBERS

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, WE, **GABRIAL SEAN CASEY AND WIFE, DANIELLE LYNN CASEY, F/K/A DANIELLE LYNN LORTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **GABRIAL SEAN CASEY AND WIFE, DANIELLE LYNN CASEY** 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:

TRACT I:
Land in Davidson county, Tennessee, being lots 32 and 33, plat of a Resubdivision of lots 11 to 17 inclusive in I.C. McMahans Maplewood tract, As shown on plat of record in plat book 547, page 144, in the register's Office, Davidson county, Tennessee, to which plat reference is hereby made for a more particular description of said property .

Being the same property conveyed to Danielle Lynn Lorton, n/k/a Danielle Lynn Casey, and Gabrial Sean Casey by Quitclaim Deed from Danielle Lynn Lorton, n/k/a Danielle Lynn Casey, of record at Instrument No. 20110928-0075007, in the register's office, Davidson County.

TRACT II:
Land in Davidson County, Tennessee, being the easterly 65 feet of Lot No. 33 on the plan of George Burrus' Subdivision of Lot No. 81 of the Maplewood Home Tract, as of record in Book 421, page 178, Register's Office for said County. Said part of Lot No. 33 fronts 65 feet on the northerly side of Virginia Street and runs back between parallel lines, 235 feet to a dead line.
LESS AND EXCEPT the first 208 feet of the above described property extending from the northerly side of Virginia Street. The referenced excepted property having previously been conveyed in two tracts:
Tract I - The front 165 feet of Lot No. 33 having been conveyed to Samuel Brian Lusty and Wife Pamela Ann Lusty by Installment Deed on record at Book 5779, Page 693, Register's Office for Davidson County;
Tract II - An additional 43 feet extending from Tract I herein having been subsequently conveyed to the same Samuel Brian Lusty and Wife Pamela Ann Lusty by means of a Warranty Deed on record at Book 8905, Page 280, Register's Office of Davidson County. Reference to this conveyance of Tract II is hereby made for a more particular description of said property.

Being the same property conveyed to Gabriel Sean Casey and Danielle Lynn Casey, by Quitclaim Deed from The Estate of Era G. Young, a/k/a Geraldine Young, of record at Instrument No. 20171027-0110257, in the register's office, Davidson County.
Gabriel Sean Casey being one and the same as Gabrial Sean Casey.

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

This instrument was prepared with information supplied by the Parties. 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 **1006 Matthews Avenue, Nashville, Tennessee 37216.**

Witness our hands this the 6 day of November, 2017.

GABRIAL SEAN CASEY

Danielle Lynn Casey
DANIELLE LYNN CASEY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gabrial Sean Casey and Danielle Lynn Casey** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of November, 2017.

Notary Public

My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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