Mail

WHEN RECORDED ~~RETURN~~ TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

~~AFTER RECORDING RETURN TO:~~
Andrew Cole Floyd
Bronte Avenue
Nashville, TN 37216
File No. 01-17059407-01T

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 072 10 0 175.00

Bill Garrett Davidson County
Batch# 26221 DEEDQC
11/16/2017 08:59:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171116-0117647

QUIT CLAIM DEED

THIS DEED made and entered into on this 9 day of Nov, 20 17, by and between **ANDREW COLE FLOYD, AN UNMARRIED MAN** a mailing address of 2814 Bronte Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **ANDREW COLE FLOYD, AN UNMARRIED MAN and ERIN FREEMAN, AN UNMARRIED WOMAN, JOINT TENANTS** a mailing address of 2814 Bronte Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2814 Bronte Avenue, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number: 20170428-0041761, recorded on 04/28/2017 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

ANDREW COLE FLOYD

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Andrew Cole Floyd, the within named Grantor, 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 seal, at office in Tennessee, this 9 day of Nov, 2017.

Notary Public
My Commission expires: 4.28.20

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before ~~me this~~ 9 day of Nov, 2017.

Notary Public
My Commission Expires: 4.28.20

DEREK R TRUELOVE
Notary Public
WILSON COUNTY, State of Tennessee
My Commission Expires April.28, 2020

Name and address for person(s) responsible for taxes:

ANDREW COLE FLOYD and ERIN FREEMAN
2814 BRONTE AVE
NASHVILLE, TN 37216

Name and address of property owner:

ANDREW COLE FLOYD and ERIN FREEMAN
2814 BRONTE AVE
NASHVILLE, TN 37216

EXHIBIT A

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF PART OF THE SUBDIVISION OF THE E.B. RUCKER LAND ON BRONTE AVENUE OF RECORD IN PLAT BOOK 1130, PAGE 20, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

TAX ID NO: 072 10 0 175.00

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: EVAN SCOTT MCHUGH AND REBECCA HOPWOOD MCHUGH, HUSBAND AND WIFE
GRANTEE: ANDREW COLE FLOYD, AN UNMARRIED MAN
DATED: 04/25/2017
RECORDED: 04/28/2017
DOC#/BOOK-PAGE: 20170428-0041761

ADDRESS: 2814 BRONTE AVE, NASHVILLE, TN 37216

END OF SCHEDULE A

Certificate of Authenticity

I, Molly Lloyd, do hereby make oath that I am a licensed Attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Molly Lloyd

State of Ohio

County of Summit

I, Thomas R. Rutherford a notary public for the County of Summit in the State of Ohio, acknowledges that this certification of an electronic document is true and correct and whose signature,

Molly Lloyd, I have witnessed.

Notary's Signature

Commission Expires: 10/13/2021

NOTARIAL SEAL
STATE OF OHIO

Thomas R. Rutherford
Resident Summit County
Notary Public, State of Ohio
My Commission Expires: 10/13/2021