QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 61832 DEEDQC
02/23/2018 10:44:41 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180223-0017316

G-KAY-18-525

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 15 DAY OF Feb, 20 18.

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)
Kayla Elizabeth Lodge	newowner	
(NAME)	(NAME)	**133-01-0-214.00**
525 High Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESA LYNN LODGE, UNMARRIED AND KAYLA ELIZABETH LODGE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLA ELIZABETH LODGE, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/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 the westerly 40.7 feet of Lot Nos. 434, 435 and 436 on the Map of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 434, 435 and 436, adjoin and front together 40.7 feet on the southerly margin of High Street and extend back between parallel lines along the easterly margin of Mays Street, 150 feet to the northerly margin of Elgin Street, measuring 44.00 feet thereon.

Being the same property conveyed to Teresa Lynn Lodge, unmarried and Kayla Elizabeth Lodge, a single person as tenants in common with rights of survivorship by Quitclaim deed from Teresa Lynn Lodge, unmarried of record in Instrument No. 20170512-0047474 Register's Office for Davidson County, Tennessee, dated May 12, 2017 and recorded on May 12, 2017. Being the same property conveyed to Teresa Lynn Lodge by Quitclaim deed from Janice Renee Hyden of record in Instrument No. 20170509-0046105 Register's Office for Davidson County, Tennessee, dated August 29, 2012 and recorded on May 9, 2017. Being the same property conveyed to Carolyn P. Hyden, an unmarried person by Warranty Deed from B.B. Doubleday, Jr. of record in Book 10119, page 565, Register's Office for Davidson County, Tennessee, dated July 10, 1996 and recorded on July 12, 1996. (Value or consideration shown in aforementioned deed $34,000.00.) The said Carolyn P. Hyden having since died intestate on October 11, 2007, leaving Deborah Ann Hyden, Teresa Lynn Lodge and Janice Renee Hyden as her heirs as per Affidavit of Heirship of record in Instrument No. 20170512-0047470 and 20170512-0047471, Register's Office for Davidson County, Tennessee. The said Deborah Ann Hyden having since died on July 8, 2012, leaving Teresa Lynn Lodge and Janice Renee Hyden as her only heirs as per the Affidavit of Heirship of record in Instrument No. 20170512-0047472 and 20170512-0047473, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **525 High Street, Nashville, Tennessee 37211**.

Witness my/our hand(s) this the 15th day of February, 2018.

Teresa Lynn Lodge

Kayla Elizabeth Lodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERESA LYNN LODGE, 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 15th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAYLA ELIZABETH LODGE, 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 15th of February, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

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

RETURN TO:

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