Bill Garrett Davidson County
Batch# 75805 DEEDQC
04/03/2018 10:29:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180403-0030920

Prepared By send tax bills to:

Ryan Balch ← same
301 Scott Ave
Nashville, Tennessee
37206

After Recording Return To

Ryan Balch
301 Scott Ave
Nashville, Tennessee
37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1
R Balch, **Affiant**
Subscribed and sworn before me this the 3 **Day of** April, **20** 18.
Rivera Varela, **Deputy Register**

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars ($1) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

T. Stephen Balch, a married individual, residing at 1060 Mountain Creek Trail, Atlanta, Georgia, 30328.

Ryan Balch, a married, residing at 301 Scott Ave, Nashville, Tennessee, 37206.

The receipt whereof is hereby witnessed, the undersigned hereby conveys and quitclaims to Ryan Balch, a single individual, residing at 301 Scott Ave, Nashville, Tennessee, 37206 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 145 feet of Block No. 17 on the plan of JONESE AND DUDLEY'S ADDITION, as shown by plat of record in Plat Book 57, Page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made more a more complete description. Said part of said Block front 45 feet on the southerly side of Grove Avenue and runs back between parallel lines 150 feet to an alley, the easterly line of said lot being 100 feet of the westerly margin of 10th Avenue, South. *

Property Address: 1001 West Grove Ave, Nashville, TN 37203

~~**To have and to hold,** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.~~

*source of title
20080731-0078434

T. Stephen Balch Date April 1st 2018
Grantor's Signature

T. Stephen Balch
1060 Mountain Creek Trail, Atlanta, Georgia, 30328

Date April 1st 2018
Grantor's Signature

Ryan Balch
301 Scott Ave, Nashville, Tennessee, 37206

In Witness Whereof,

Date April 1st 2018
Witness's Signature
Mary Lyn Reagan
1060 Mountain Creek Trail, Atlanta, Georgia, 30328

Date April 1st 2018
Witness's Signature
Melia Arnold
301 Scott Ave, Nashville, Tennessee, 37206