QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 85723 DEEDQC
04/27/2018 01:09:01 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180427-0039915

Y-AHL-18-8205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Melissa James
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2018.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Obedala	**NEW OWNER**	
(NAME)	(NAME)	**155-02-0A-045.00-CO**
8205 Poplar Creek Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **David Obedala ,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelly Obedala** hereinafter called the Grantee, her 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. 45 on the Plan of Resubdivision of Lots 45 and 46 Montcastle Estates of record in Plat Book 6050, Page 451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with an undivided interest in the common interests of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

Being the same property conveyed to David Obedala and wife, Kelly Obedala by Warranty deed from Abby Wells Baas, married f/k/a Abby Wells of record in Instrument No. 20101013-0081985 Register's Office for Davidson County, Tennessee, dated October 12, 2010 and recorded on October 13, 2010.

This Instrument was prepared with information supplied by the Grantees. 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: **8205 Poplar Creek Rd., Nashville, Tennessee 37221**.

Witness my/our hand(s) this the 23rd day of April, 2018.

DAVID OBEDALA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID OBEDALA**, 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.

Notary Public

My Commission Expires:



RETURN TO:

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