QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 114872 DEEDQC
07/11/2018 02:34:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180711-0067121

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
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)
Justin Sturgis (NAME)	**Same** (NAME)	
434 Emmitt Ave (ADDRESS)	(ADDRESS)	**05205007600**
Madison, Tennessee 37115 (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,

NORRIS G. STURGIS, UNMARRIED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

JUSTIN STURGIS ("GRANTEE")

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:

LOCATED IN MADISON, COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT: BEING LOT NO. 45 AND THE EASTERLY 10 FEET OF LOT NO. 44, BLOCK "I", ON THE REVISED PLAN OF POWER AND ROTH'S MADISON PARK SUBDIVISION, OF RECORD IN BOOK 843, PAGE 7, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 45 AND THE EASTERLY 10 FEET OF LOT NO. 44 ADJOIN AND FRONT TOGETHER 70 FEET ON THE SOUTH SIDE OF EMMETT AVENUE AND RUN BACK BETWEEN PARALLEL LINES WITH THE WEST MARGIN OF DENSON AVENUE (FORMERLY IDLEWILD AVENUE) 200 FEET TO A DEAD LINE IN THE REAR, MEASURING 70 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO **NORRIS G. STURGIS**, BY SPECIAL WARRANTY DEED FROM **US BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE MLMI SURF TRUST SERIES 2006-BC BY WILSHIRE CREDIT CORPORATION AS ATTORNEY IN FACT, A CORPORATION ORGANIZED AND EXISTING UNER THE LAWS OF THE UNITED STATES,** OF RECORD IN INSTRUMENT NUMBER **20070615-0071871**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **434 Emmitt Ave, Madison, TN 37115**

Witness our hands this the 10 day of July, 2018.

Norris Sturgis
Norris G. Sturgis

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Norris G. Sturgis**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of July, 2018.

Notary Public

My Commission Expires: 6/20/21

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021