QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 135468 DEEDQC
08/31/2018 09:42:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180831-0086476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF Aug, 2018.

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 (and return to):
Rudy Title & Escrow, LLC,
Attn: Paul Hinman
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon McSwain and Amy Pickard (NAME)	**Same** (NAME)	
731 Joseph Avenue (ADDRESS)	(NAME)	**082-07-0-192.00**
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	(ADDRESS) (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, **AMY PICKARD, UNMARRIED** (THE "GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **AMY PICKARD, UNMARRIED AND BRANDON MCSWAIN, UNMARRIED, AS TENANTS IN COMMON** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 16 on the Plan of Townwood Homes, Section 1 of record in Book 3106, Page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 16 fronts 19 feet on the easterly side of Joseph Street and runs back between parallel lines 136 feet to an alley in the rear.

BEING the same property conveyed to Amy Pickard by Warranty Deed from Fed Development, LLC, of record in Instrument No. 20171122-0119755, 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: **731 Joseph Avenue, Nashville, TN 37207**

Witness our hands this the 24 day of August, 2018.

Amy Pickard

STATE OF NC)
COUNTY OF Mecklenburg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amy Pickard,** 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 24th day of August, 2018.

Notary Public
My Commission Expires: 8-30-20

JAMES BAUGH NOTARY PUBLIC CABARRUS COUNTY, NC My Commission Expires 8-30-2020