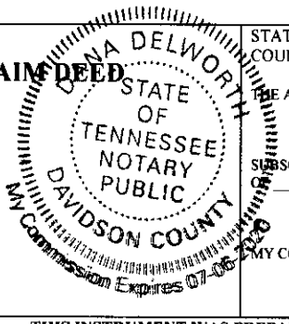
QUITCLAIM DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF OCT, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 149866 DEEDQC
10/08/2018 01:36:05 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20181008-0099636

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)
Jennifer Meledandri and Neal Meledandri	**Same**	
(NAME) **504 Newton Street**	(NAME)	**09114001200**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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,

JANETTE BYFORD, WIDOWED ("GRANTOR")

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

JENNIFER MELEDANDRI AND NEAL MELEDANDRI ("GRANTEE")

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 PARTS OF LOT NOS. 126 AND 127 ON THE MAP OF WEST NASHVILLE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 127, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF NEWTON AVENUE AT A POINT 50 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET, THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO THE STATE OF TENNESSEE FOR THE USE AND BENEFIT OF THE DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS, BY DEED FROM C. E. FISHER AND WIFE, OF RECORD IN BOOK 3399, PAGE 343, SAID REGISTER'S OFFICE; THENCE WITH THE NORTHERLY LINE OF SAID STATE PROPERTY, NORTH 76 DEGREES 39' EAST 101.1 FEET TO THE DIVIDING LINE BETWEEN LOT NOS. 125 AND 126, AT A POINT 59.9 FEET NORTH OF THE NORTHERLY MARGIN OF TWIN STREET; THENCE WITH THE SAID DIVIDING LINE, NORTHWARDLY 60.1 FEET TO A POINT 50 FEET SOUTH OF THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WESTWARDLY AND PARALLEL WITH SAID ALLEY 100 FEET TO THE EASTERLY MARGIN OF NEWTON AVENUE; THENCE WITH SAID AVENUE, SOUTHWARDLY 70 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, IS THE CONVEYANCE TO THE STATE OF TENNESSEE FROM JIMMY D. BYFORD AND WIFE, JANETTE BYFORD, RECORDED APRIL 8, 2002 IN INSTRUMENT NO. 20020408-0042644, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERN LINE EXISTING RIGHT OF WAY OF NEWTON STREET, SAID POINT BEING ON THE NORTHERN PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 14.977 METERS (49.14 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+974.143; THENCE SOUTH 49 DEGREES 40 MINUTES 19 SECONDS EAST ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AND BEING 10.823 METERS (35.509) FEET) TO A POINT 6.079 METERS (19.944 FEET) LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+980.328; THENCE IN A NORTHEASTERLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 2,793.950 METERS (9,166.48 FEET) ALONG THE PROPOSED RIGHT OF WAY OF RELOCATED TWIN STREET, AN ARC LENGTH OF 21.637 METERS (70.988 FEET) TO A POINT ON THE EASTERN LINE OF THE PROPERTY OWNED, THE COMMON LINE WITH PROPERTY OWNED BY RUDOLPH V. NEELY, ET UX, OF RECORD IN BOOK 4572, PAGE 696, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING 6.050 METERS (19.85) FEET LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+002.013, THENCE SOUTH 05 DEGREES 15 MINUTES 20 SECONDS EAST ALONG THE COMMON LINE, AND BEING 3.471

METERS (11.388 FEET) TO A POINT ON THE SOUTHEASTERN CORNER OF THE PROPERTY, THE COMMON CORNER WITH PROPERTY OWNED BY RUDOLPH V. NEELY, SAID POINT BEING ON THE NORTHERN EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING 2.600 METERS (8.53 FEET), MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 2+001.400, MORE OR LESS; THENCE SOUTH 74 DEGREES 23 MINUTES 58 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY OF TWIN STREET, AND BEING 29.366 METERS (96.345 FEET) TO A POINT LOCATED ON THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED, SAID POINT ALSO LOCATED ON THE EASTERN RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 2.400 METERS (7.874 FEET), MORE OR LESS, LEFT OF RELOCATED TWIN STREET SURVEY CENTERLINE STATION 1+972.000, MORE OR LESS; THENCE NORTH 05 DEGREES 15 MINUTES 20 SECONDS WEST ALONG THE EXISTING RIGHT OF WAY LINE OF NEWTON STREET, AND BEING 12.747 METERS (41.822 FEET) TO THE POINT OF BEGINNING, CONTAINING 137.800 SQUARE METERS (1,482 SQUARE FEET), MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO **JIMMY D. BYFORD AND WIFE JANETTE BYFORD**, BY WARRANTY DEED FROM **CHRISTINE BRIGHT WORTH** OF RECORD IN BOOK **3884** PAGE **96**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID **JIMMY D. BYFORD** HAVING SINCE DIED ON MARCH 15, 2017HIS INTEREST VESTING AT HIS DEATH IN **JANETTE BYFORD** AS SURVIVING TENANT BY THE ENTIRETY.

ALSO BEING THE SAME PROPERTY CONVEYED TO **JENNIFER MELEDANDRI AND NEAL MELEDANDRI** BY QUITCLAIM DEED FROM **JIMMY D. BYFORD AND WIFE JANETTE BYFORD** OF RECORD IN INSTRUMENT NUMBER **20160726-0076881**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO CORRECT ANY AND ALL DEFICIENCIES IN THE SAID QUITCLAIM DEED OF RECORD IN INSTRUMENT NUMBER **20160726-0076881**, 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: **504 Newton St, Nashville, TN 37209**

Witness our hands this the 3rd day of Oct, 2018.

Janette Byford
Janette Byford

ROXANNE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janette Byford the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of October, 2018.

Roxanne Smith
Notary Public

My Commission Expires: 09/07/2021