THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in preperation of this Quitclaim Deed

Karen Y Johnson Davidson County
Batch# 164302 DEEDQC
11/21/2018 09:50:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20181121-0114482

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2018.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Quinn 1314 7th Avenue North Nashville, TN 37208	New Owner	082-09-0-029.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby **Jennifer D. Yadon n/k/a Jennifer Quinn, an unmarried woman** (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey unto **Jennifer Quinn and Ashley Quinn, wife and husband** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 16-2/3 ft. of Lot No. 23 and the southwardly 16-2/3 ft. of Lot No. 25 on the Plan of North Nashville Real Estate Company's Property, of record in Book 21, Page 105, Register's Office for said County,

Said parts of Lots Nos 23 and 25 front together 33-1/3 ft. on the easterly side of 7th Avenue North, formerly Vine Street, and runs back 174ft. and 6 inches more or less, on the southerly line to an alley measuring 33-1/3 feet theron.

Being the same property conveyed to Jennifer D. Yadon, an unmarried woman from Marjan Stoilovic by Warranty Deed on December 22, 2017, of record in Instrument No. 20171222-0130764, Register's Office for Davidson County, Tennessee.

This is improved property known as 1314 7th Avenue North, Nashville, TN 37208

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2018.

Jennifer D. Yadon n/k/a Jennifer Quinn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer D. Yadon n/k/a Jennifer Quinn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of November, 2018.

Notary Public

My Commission Expires: _____

