QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

JORDAN TANNERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

JM-CB-19-2503

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia J. Tallon-Blanchard, an unmarried woman	**NEW OWNER**	
(NAME)	(NAME)	**118-02-0-002.00**
2503 Vaulx Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **WILLIAM J. BLANCHARD, JR., AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA J. TALLON-BLANCHARD, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Map of Bransford Realty Co's Montrose Park Subdivision of record in Plat Book 547, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 60.0 feet on the Westerly side of Vaulx Lane formerly Kirksman Avenue and extends back 224.0 feet on the Southerly line and 222.0 feet on the Northerly line to a dead line in the rear measuring 66.0 feet thereon.

Being the same property conveyed to Chris Corriveau, Trustee by Quitclaim Deed from William J. Blanchard, Jr. of record in Instrument No. 20090218-0013566, Register's Office for Davidson County, Tennessee, dated February 09, 2009 and recorded on February 18, 2009 and within the same deed the said Chris Corriveau, Trustee conveyed his interest in the subject property to William J. Blanchard, Jr. and Patricia J. Tallon-Blanchard, husband and wife.

The said William J. Blanchard, Jr. and Patricia J. Tallon-Blanchard have since divorced, as evidenced in Case No. 18D1551 in the Davidson County Circuit Court.

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: **2503 Vaulx Lane, Nashville, Tennessee 37204**.

Karen Johnson Davidson County
Batch# 192122 **DEEDQC**
02/05/2019 03:47:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190205-0011170

Witness my/our hand(s) this the 11th day of January, 2018.

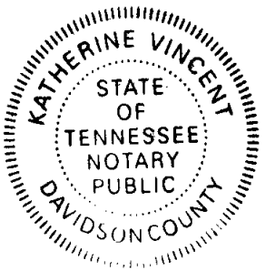
William J. Blanchard, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. BLANCHARD,, JR., 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of January, 2019.

Notary Public
My Commission Expires: 7-4-2020
(SEAL)



RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212