QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 209777 DEEDQC
03/25/2019 03:22:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190325-0026922

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/06/2020

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 20th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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)
Erik Nikravan and Allyson Krebs	**New Owner**	
(NAME) **4502 Utah Avenue**	(NAME)	**P/O 71-15-207.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO RE-ESTABLISH AN EXISTING UNDERLYING LOT LINE AND TO OBTAIN SEPARATE MAP AND PARCEL NUMBERS.

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,

ERIK NIKRAVAN, UNMARRIED, AND ALLYSON KREBS, UNMARRIED ("Grantors"),

has/have bargained and sold, and by these presents do/does transfer and convey unto

ERIK NIKRAVAN, UNMARRIED, AND ALLYSON KREBS, UNMARRIED ("Grantees"),

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 Nos. 121 and 122 on the Plat of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Erik Nikravan, unmarried, and Allyson Krebs, unmarried, of record in 20190321-0025537, Register's Office for Davidson, Tennessee.

*****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: **p/o 1304 Stainback Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 20 day of March, 2019.

Erik Nikravan

Allyson Krebs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIK NIKRAVAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLYSON KREBS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20 of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020