QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 220341 DEEDQC
04/22/2019 03:03:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190422-0036790

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF April, 2019

Notary Public

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

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)
Laurent Champonnois	**Same**	**082-08-0-275.00**
(NAME)	(NAME)	
2704 Brunswick Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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,

MELVIL LERHUN ("GRANTOR")

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

LAURENT CHAMPONNOIS ("GRANTEE")

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. 1, ON THE PLAN OF J.W. HART'S ADDITION TO EAST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 129, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MELVIL LERHUN, BY WARRANTY DEED FROM NATHAN G. GUESSETTO AND ANNA E. GUESSETTO, OF RECORD IN INSTRUMENT NUMBER 20170807-0080368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MELVIL LERHUN IS ONE AND THE SAME AS MELVIL ARNT, PER ORDER CHANGING NAME OF MELVIL MONTGOMERY MARTIN LERHUN TO MALVIL MARTIN ARNT BY THE CHANCERY COURT FOR THE STATE OF TENNESSEE TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, PART III, DOCKET NO. 16-1107-III.

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: **700 McFerrin Avenue, Nashville, Tennessee 37206**

Witness our hands this the 18 day of April, 2019.

MELVIL ARNT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELVIL ARNT,** 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 18 day of April, 2019.

Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021