QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 229391 DEEDQC
05/14/2019 08:42:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20190514-0045005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 2019

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY WILLIAM E GRONES

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)
Melody Marion	**Same**	
(NAME)	(NAME)	**117-2, Parcel 183**
2801 22nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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,

MELODY MCCOY, K/N/A MELODY MARION ("GRANTOR")

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

MELODY MARION, MARRIED ("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 THE SOUTH PART OF LOT NO. 25 AND THE NORTH PART OF LOT 26, BLOCK 3, ON THE MAP OF HILLSBORO HIGHLANDS, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE OF SAID COUNTY, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY JAMES A. HAMILTON, JR., SURVEYOR, OCTOBER 28, 1948, AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF 22ND AVENUE SOUTH, AT AN IRON PIN WHICH IS 15 FEET SOUTH OF THE SOUTHEAST CORNERS OF LOT LOT 24 OF BLOCK 3, AND BEING THE BEGINNING POINT OF A NEW LINE ESTABLISHED BETWEEN J.E. MOSS AND H.H. YOUNG, SR., AND A.H. YOUNG, JR., AS OF RECORD IN BOOK 1644, PAGE 435; REGISTER'S OFFICE; THENCE WITH SAID NEW LINE WESTERLY 165 FEET TO AN IRON PIN IN THE EAST LINE OF LOT 20; WHICH IRON PIN IS 15 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 23 OF BLOCK 3; THENCE SOUTH ALONG THE LINE BETWEEN LOTS 25, 20, 26 AND 19, 81 FEET TO AN IRON PIN WHICH IS: 2.6 FEET NORTH OF A FENCE LINE; THENCE EASTERLY 165.4 FEET TO AN IRON PIN AT THE COMMON CORNER LOTS 25 AND 26; WHICH POINT IS IN THE WEST MARGIN OF 22ND AVENUE SOUTH, 1.75 FEET NORTH OF SAID FENCE LINE; THENCE NORTHERLY ALONG THE WESTERLY MARGIN OF 22ND AVENUE SOUTH, 95 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MELODY MCCOY, BY EXECUTOR'S QUITCLAIM DEED, OF RECORD IN INSTRUMENT NUMBER 20050208-0014731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPRTY CONVEYED TO MELODY MARIE MCCOY BY QUITCLAIM DEED FROM ROBERT ALAN MCCOY FILED AND RECORDED PURSUANT TO FINAL DECREE OF DIVORCE, DAVIDSON COUNTY CIRCUIT COURT CASE NO. 14D-78, AND OF RECORD IN INSTRUMENT NO. 20151202-0121666, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MELODY MCCOY, MELODY MARIE MCCOY, MELODY MARION, ARE ALL ONE AND THE SAME. THIS PERSON HAVING SINCE REMARIED AND IS NOW KNOWN AS MELODY MARION.

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: **2801 22nd Avenue South, Nashville, TN 37215**

Witness our hands this the 8th day of May, 2019.

Melody Marion
Melody Mccoy K/N/A Melody Marion

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Melody Mccoy K/N/A Melody Marion**, 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 8th day of May, 2019.

Katherine Vincent
Notary Public
My Commission Expires:

