Karen Johnson Davidson County
Batch# 254139 DEEDQC
07/09/2019 01:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190709-0066795

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF July 2019

Notary Public

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

WILLIAM E GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/07/2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ruby Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa N. Guenther	Same	
(NAME)	(NAME)	083-06-0-036.00
1608 Benjamin St.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(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,

ROHAN QUINBY, UNMARRIED ("GRANTOR")

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

LISA N. GUENTHER, UNMARRIED ("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. 37 ON THE PLAN OF SUBDIVISION OF LOTS NO. 8,9,10 AND PART OF LOT NO. 7 IN BLOCK A, LOTS 13-14 IN BLOCK B, ALL OF BLOCK C IN SUBDIVISION OF WEAKLEY PLACE, OF RECORD IN PLAT BOOK 547, PAGE 12, IN THE 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 LISA N. GUENTHER AND ROHAN QUINBY, WIFE AND HUSBAND BY WARRANTY DEED FROM JEROME F. BRILLAUD, UNMARRIED OF RECORD IN INSTRUMENT NO. 20120711-0060598 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 06, 2012 AND RECORDED ON JULY 11, 2012.

THE SAID LISA N. GUENTHER AND ROHAN QUINBY HAVING SINCE DIVORCED PER FINAL DECREE OF DIVORCE FILED ON DECEMBER 6, 2017 IN DOCKET 17D669 OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE. THE SAID ROHAN QUINBY EXECUTES THIS QUITCLAIM DEED TO CONVEY ANY AND ALL POTENTIAL INTEREST HE MAY HAVE ACQUIRED IN THE AFOREMENTIONED PROPERTY.

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: **1608 Benjamin St, Nashville, TN 37206**

Witness our hands this the 8 day of July, 2019.

ROHAN QUINBY, UNMARRIED

Province
STATE OF Quebec)
COUNTY OF Hochelaga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and Province ~~State~~, **Rohan Quinby, Unmarried,** 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 8th day of July, 2019.

David Abrams, Notary Public
Notary Public
My Commission ~~Expires~~: IS FOR LIFE

David Abrams, Notary
1117 Ste. Catherine West, Suite 522
Montreal, Quebec, H3B 1H9
Tel: (514) 842-6061

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY