WARRANTY DEED

Karen Johnson Davidson County
Batch# 259690 **DEEDWARR**
07/19/2019 04:04:12 PM 2 pgs
Fees: $13.00 Taxes: $304.20

20190719-0071190

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-WR-19-555-A2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,215.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vanessa Evelyn McGowan	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	**043-10-0A-012.00-CO**
PO Box 1841	**800 Shades Creek Pkwy**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	**Birmingham, AL 35209**	
(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, **AMANDA QUIRAM, MARRIED AND KRISTINA QUIRAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VANESSA EVELYN MCGOWAN, 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 Unit No. A-2 aka A-210 on the Plan of Building "A", Madison Park Condominiums, Phase II of record in Book 5200, Page(s) 179 through 182, inclusive, 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 Amanda Quiram and Kristina Quiram by Quitclaim deed from Eric M. Quiram and Jason A. Quiram of record in Instrument No. 20170104-0001034 Register's Office for Davidson County, Tennessee, dated January 04, 2017 and recorded on January 04, 2017.

The subject property was not the marital residence of the grantors.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 North Dupont Avenue #A-2, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 18th DAY OF JULY, 2019.

Amanda Quiram by Jason A. Quiram as her attorney in fact
Amanda Quiram
by Jason A. Quiram as her Attorney-in-fact

Kristina Quiram by Jason A Quiram as her attorney in fact.
Kristina Quiram
Jason A. Quiram as her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason A. Quiram, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of AMANDA QUIRAM AND KRISTINA QUIRAM, and who acknowledged he/she/they executed the same as the free act and deed of the said AMANDA QUIRAM AND KRISTINA QUIRAM.

Witness my hand and official seal, this the 18th of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212