QUITCLAIM DEED

RYAN BELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 277748 DEEDQC
08/29/2019 03:21:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190829-0087424

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)
David A. Minnich	**Same**	**15602007900**
(NAME)	(NAME)	
738 Goodpasture Terrace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

SHARRON T. MINNICH AND DAVID ALLEN MINNICH JR., WIFE AND HUSBAND ("GRANTOR")

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

DAVID ALLEN MINNICH JR., 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:

BEING LOT NO. 315, ON THE PLAN OF HARPETH VALLEY PARK, SECTION III, OF RECORD IN BOOK 4175, PAGE 15, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF GOODPASTURE TERRACE AS THE COMMON CORNER OF LOTS 315 AND 316; THENCE WITH THE MARGIN OF SAID DRIVE, SOUTHERLY 125 FEET TO A POINT IN THE BEGINNING OF A CURVE, THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.27 FEET TO A POINT IN THE NORTHERLY MARGIN OR MYHR DRIVE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 142.2 FEET TO A COMMON CORNER OF LOTS 314 AND 315; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 131.9 FEET TO THE COMMON REAR CORNERS OF LOTS 315 AND 316; THENCE WITH THE LINE BETWEEN SAID LOTS EASTERLY 108.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHARRON T. MINNICH AND DAVID ALLEN MINNICH JR., BY WARRANTY DEED FROM SHARRON T. MINNICH, OF RECORD IN INSTRUMENT NUMBER 20060807-0096149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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: **738 Goodpasture Terrace, Nashville, TN 37221**

Witness our hands this the 27 day of August, 2019.

SHARRON T. MINNICH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHARRON T. MINNICH,** 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 27 day of August, 2019.

Notary Public

My Commission Expires:

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022