QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 284434 DEEDQC
09/11/2019 03:33:02 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190911-0092118

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(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)
Emily Wright	**Same**	**083-13-0-266.00**
(NAME)	(NAME)	
1304 Shelby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 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,

MATTHEW THIESSEN ("GRANTOR")

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

EMILY WRIGHT, A SINGLE WOMAN ("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. 83 ON THE PLAN OF PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 57, PAGE 70, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW THIESSEN AND EMILY THIESSEN, BY WARRANTY DEED FROM DAVID C. ALLEN, OF RECORD IN INSTRUMENT NUMBER 20170718-0072354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

HAVING SINCE DIVORCED, EMILY THIESSEN IS NOW KNOWN AS EMILY WRIGHT.

THE PURPOSE OF THIS QUITCLAIM DEED IS TO DIVEST MATTHEW THIESSEN OF ANY AND ALL INTEREST IN SAID PROPERTY PER FINAL DECREE OF DIVORCE AND MARITAL DISSOLUTION AGREEMENT OF RECORD IN THE THIRD CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, DOCKET NO. 18D-237.

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: **1304 Shelby Avenue, Nashville, Tennessee 37206**

Witness our hands this the 29th day of AUGUST, 2019.

MATTHEW THIESSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW THIESSEN,** 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 29th day of AUGUST, 2019.

Notary Public

My Commission Expires:

ADAM WOODHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020