QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 289963 DEEDQC
09/23/2019 03:57:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190923-0096617

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(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)
Hilary S. Owens & Emily Tracy Owens	new owner	
(NAME)	(NAME)	
1010 Maynor Avenue	**6532 Ashlawn Court**	**072 06 0 060.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216	**Springfield, VA 22150-1321**	
(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,

Hilary S. Owens, married ("Grantor"),

Has bargained and sold, and by these presents do/does transfer and convey unto

Hilary S. Owens, married, and Emily Tracy Owens, unmarried, as Tenants in Common with Rights of Survivorship ("Grantees"),

Their successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 15 on the Map of Maynor Place, of record in Book 843, page 24, Register's Office for said County. Said Lot No. 15 fronts 60 feet on the southerly side of Maynor Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Hilary S. Owens by Warranty Deed from Deborah Hamm and Joseph A. Nellums of record in Instrument Number 20170728-0076860 Register's Office for Davidson County, Tennessee.

This property is not, and has never been, the primary or marital residence of the Grantor.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is **improved** property known as: **1010 Maynor Avenue, Nashville, TN 37216.**

*****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*****

Witness our hands this the 11 day of September, 2019.

Hilary S. Owens
Hilary S. Owens

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Hilary S. Owens,** 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 11 day of September 2019.

Ilirjana Krasniqi
Notary Public

My Commission Expires: 1/31/2022

