THIS INSTRUMENT
PREPARED BY:
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 302614 DEEDQC
10/18/2019 10:17:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20191018-0106843

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tracy D Neddo
AFFIANT

Subscribed and sworn to before me this 17th day of October, 2019.

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8-4-20

NOTARY PUBLIC

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel:**
Eric Neddo	Same	147-04-0-102.00
4916 Jonquil Drive		
Nashville, TN 37211		

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Tracy D. Neddo, an unmarried woman,** GRANTOR, hereby quitclaims and conveys all of her undivided right, title and interest to the hereinafter described property to **Eric Neddo, an unmarried man,** GRANTEE. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Welch Meadows, Section One of record in Plat Book 3700, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 fronts 76.37 feet on the easterly margin of Jonquil Drive and extends back 129.53 feet on the northerly line and 128.25 feet on the southerly line to a line in the rear on which it measures 72.89 feet.

Being the same property conveyed to Tracy D. Neddo by Quitclaim deed from Eric N. Neddo of record in Book 8616, page 787, Register's Office for Davidson County, Tennessee, dated April 29, 1992 and recorded on May 04, 1992.

Being also known as 4916 Jonquil Drive Nashville, Tennessee 37211.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 17th day of October, 2019.

Tracy D. Neddo

Tracy D. Neddo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Tracy D. Neddo** , with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 17th day of October, 2019.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

My Commission Expires: 8.4.20