QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 317972 DEEDQC
11/20/2019 04:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191120-0120121

Y-P-19-505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF November, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-2-23

(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek M. Peck and Rachael Wilkins	**New Owner**	
(NAME)	(NAME)	**042-15-0-017.00**
505 Vantrease Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **DEREK M. PECK, UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEREK M. PECK, AN UNMARRIED MAN, AND RACHAEL WILKINS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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, particularly shown as an unnumbered tract on the map of Marthonna, not of record, and described as follows:

Beginning at a point in the North margin of Marthonna Road South, formerly Ezell Road South, said point being 275 feet West of the West margin of Ezell Road West, being the Southwest corner of Lot No. 104 of Block "C" of said Marthonna Subdivision; thence Northerly with the rear line of Lots 93 to 104 of Block "C" of said Subdivision, 300 feet to a point; thence Westerly 135 feet to a point; thence Southerly 300 feet to the North margin of Marthonna Road South; thence with the margin of the same Easterly 135 feet to the point of beginning.

Land in Davidson County, Tennessee, particularly shown as an unnumbered tract on the map of Marthonna, not of record, and described as follows:

Beginning at a point in the North margin of Marthonna Road South, formerly Ezell Road South, said point being 275 feet West of the West margin of Ezell Road West, being the Southwest corner of Lot No. 104 of Block "C" of said Marthonna Subdivision; thence Northerly with the rear line of Lots 93 to 104 of Block "C" of said Subdivision, 300 feet to a point; thence Westerly 135 feet to a point; thence Southerly 300 feet to the North margin of Marthonna Road South; thence with the margin of the same Easterly 135 feet to the point of beginning.

Being the same property conveyed to Derek M. Peck, unmarried man by deed from Keyren Harrison Cotter, Trustee of the Keyren Harrison Cotter Living Trust of record in Instrument No. 20191018-0106947, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **505 Vantrease Road, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 19 day of November, 2019.

Derek M. Peck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK M. PECK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19 of November, 2019.

Notary Public
My Commission Expires: 10/2/2023

(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
615-383-2903

True Copy Certification

I, Laura Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY