QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 327513 DEEDQC
12/10/2019 01:54:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20191210-0127360

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Laura M. Darling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 12/19/19, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Laura M. Darling (NAME)	Same (NAME)	
3806 Oxford Avenue (ADDRESS)	(NAME)	061-15-388.00
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	(ADDRESS) (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,

LAURA M. DARLING AND JESSICA L. LEARY ("GRANTOR")

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

LAURA M. DARLING ("GRANTEE")

HER 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 THE NORTHERLY 118.6 FEET FRONT AND 48 FEET REAR OF LOT 263, ON THE PLAN OF INGLEWOOD PLACE, OF RECORD IN PLAT BOOK 332, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LAURA M. DARLING AND JESSICA L. LEARY, BY WARRANTY DEED FROM SAM GAY AND WIFE, TEMPLETON J. THOMPSON, OF RECORD IN INSTRUMENT NUMBER 20020124-0009897, 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: **3806 Oxford Avenue, Nashville, Tennessee 37216**

Witness our hands this the NOV day of 19th, 2019.

Laura M. Darling

Laura M. Darling

Jessica L. Leary

Jessica L. Leary

STATE OF Tennessee)
COUNTY OF Davidson)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura M. Darling**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica L. Leary**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: