QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2020

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)
James Sigler, Laurel Sigler, and Kelly Sigler	**Same**	**083-05-0-350.00**
(NAME) **1 Peabody Lane**	(NAME)	
(ADDRESS) **Marblehead, MA 01945**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 335013 DEEDQC
12/26/2019 03:07:14 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191226-0133359

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,

JAMES R. SIGLER AND LAUREL SIGLER, HUSBAND AND WIFE ("GRANTOR")

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

JAMES R. SIGLER AND LAUREL SIGLER, HUSBAND AND WIFE, AND KELLY SIGLER, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ("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 THE WESTERLY 41.3 FEET FRONT AND 10.5 FEET REAR OF LOT NO. 45 ON THE PLAN OF SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE OF RECORD IN PLAT BOOK 421, PAGE 36, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 45 FRONTS 41.3 FEET ON THE NORTHERLY MARGIN OF FRANKLIN A VENUE AND EXTENDS BACK 150 FEET, MORE OR LESS, ON THE EASTERLY LOT LINE AND 154.1 FEET ON THE WESTERLY LOT LINE, TO A REAR LINE MEASURING 10.5 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES R. SIGLER AND LAUREL SIGLER, BY WARRANTY DEED FROM K&D WERKS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 20160315-0024566, 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: **1405 Franklin Avenue, Nashville, Tennessee 37206**

Witness our hands this the 16 *day of* Dec., 2019.

JAMES R. SIGLER

LAUREL SIGLER

STATE OF Massachusetts)
COUNTY OF Essex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES R. SIGLER,** 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 16th day of December, 2019.

Notary Public

My Commission Expires: 4/11/25

DEVON TERESA BROWN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 11, 2025

STATE OF Massachusetts)
COUNTY OF Essex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAUREL SIGLER,** 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 16th day of December, 2019.

Notary Public

My Commission Expires: 4/11/25

DEVON TERESA BROWN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 11, 2025