Karen Johnson Davidson County
Batch# 349010 DEEDQC
01/27/2020 11:40:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200127-0009509

QUITCLAIM DEED

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 ____ DAY OF JANUARY, 2020

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deirdre J. Wortham	**New Owner**	
(NAME)	(NAME)	
914 A 32nd Ave N	P.O. Box 90584	09205034700
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Nashville, TN, 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rightway Real Estate, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Deirdre J. Wortham**, hereinafter called the 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 Lot No. 13 on the Plan of Block No. 28, Fisk University Place of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to **Rightway Real Estate, LLC, a Tennessee Limited Liability Company** from **Rightway Real Estate, LLC, a Tennessee Limited Liability Company,** by Quitclaim Deed recorded in Instrument No. 20160426-0040566, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. 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: **914 A 32nd Avenue North, Nashville, TN, 37209**.

Witness my hand this the 22 day of January, 2020.

Rightway Real Estate, LLC

Brian Watkins
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Brian Watkins,** to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument as Member for Rightway Real Estate, LLC, a Tennessee Limited Liability Company, the within named bargainor, for the purposes therein contained.

Witness my hand and official seal, this the 22 day of January, 2020.

Notary Public
My Commission Expires: 10/2/2025
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2025
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY