QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 363970 DEEDQC
02/26/2020 02:49:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200226-0021504

A-BMR-20-521

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 26 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Morris	**Acopia, LLC**	
(NAME) **521 Snyder Avenue**	(NAME) **306 Northcreek Blvd, Suite 100**	**091-10-0-245.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Goodlettsville, TN 37072**	
(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, **THOMAS MORRIS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS MORRIS, AN UNMARRIED MAN AND LAUREN BEASLEY AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS 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, being Lot No. 4, Block "A" on the Map of MRS S. E. Drakes Subdivision, of Block "A" and J. M. Davidson's Subdivision of Block "B", Vernon and Lovell's Coleman Heights Plan of record in Plat Book 332, Page 25, 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 the same property conveyed to Jeff Checko, a married man by Warranty deed from Michael J. O'Connor and Crystal O'Connor, husband and wife of record in Instrument No. 20190927-0098374 Register's Office for Davidson County, Tennessee, dated September 26, 2019 and recorded on September 27, 2019.

Being the same property conveyed to Thomas Morris, an unmarried man by Warranty Deed from Jeff Checko, a married man of record in Instrument No 20200225-0021010 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **521 Snyder Avenue, Nashville, Tennessee 37209**.

Witness my/our hand(s) this the 20 DAY OF FEBRUARY, 2020.

Thomas Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS MORRIS, 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 20 of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212