QUITCLAIM DEED

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

B-CFC-20-0526

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 2nd DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

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)
Michael Rhett Pearson and Stephen Rene Sarabia	new owner	
(NAME) **526 Wedgewood Avenue**	(NAME)	**105-11-0P-008.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **MICHAEL RHETT PEARSON AND STEPHEN RENE SARABIA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL RHETT PEARSON AND SPOUSE, STEPHEN RENE SARABIA, 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 situated in Davidson County, Tennessee, being Unit H, as established in Declaration of Covenants, Conditions and Restrictions for Wedgewood Carvell Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151204-0122451, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael Rhett Pearson and Stephen Rene Sarabia, both unmarried as tenants in common with rights of survivorship by Warranty deed from E3 Construction Services, LLC of record in Instrument No. 20170104-0000761 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on January 04, 2017. Michael Rhett Pearson and Stephen Rene Sarabia, having since married.

This is **improved** property known as: **526 Wedgewood Avenue, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 384849 **DEEDQC**
04/13/2020 02:30:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200413-0038418

Witness my/our hand(s) this the 2nd of April, 2020.

Michael Rhett Pearson

Stephen Rene Sarabia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Nctary Public in and for said County and State, MICHAEL RHETT PEARSON AND STEPHEN RENE SARABIA, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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