QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 385127 DEEDQC
04/14/2020 10:02:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200414-0038744

W-SB-KW-20-0330

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 6th DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Ashlyn McCarthy and James McCarthy, wife and husband and Michael McCarthy and Carla McCarthy, husband and wife, as tenants in common with right of survivorship	new owner	
(NAME)	(NAME)	**042-15-0-056.00**
330 E Marthona Rd,	2212 Strathford Ave	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37246	
(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, **ASHLYN MCCARTHY AND JAMES MCCARTHY, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLYN MCCARTHY AND JAMES MCCARTHY, WIFE AND HUSBAND AND MICHAEL MCCARTHY AND CARLA MCCARTHY, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT 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:

A certain tract or parcel of land, as described herein, to-wit:

Being Lots Nos. 144. 145, 146 and 147 of Block "B" on the' Map of Marthonna, not of record, and described according to a copy of a survey thereof made by J.A. Mefford, Surveyor, in December, 1937, as follows:

Beginning at a point in the westerly margin of Ezell Road East at the common corner of Lots Nos. 143 and 144, being 450 feet north of Ezell Road South; thence westerly with the line between said lots, 422.5 feet to a point; thence northerly 100 feet to the line between Lots 147 and 148; thence with the line between said lots, easterly 422.5 feet to the westerly margin of Ezell Road East; thence with the margin of the same South 2 degrees 58 minutes West, 100 feet to the point of beginning.

Being the same property conveyed to Ashlyn McCarthy and James McCarthy, wife and husband of record in 20200409-0037644 6, Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. 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: **330 E Marthona Rd, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 6 day of April, 2020.

Ashlyn McCarthy

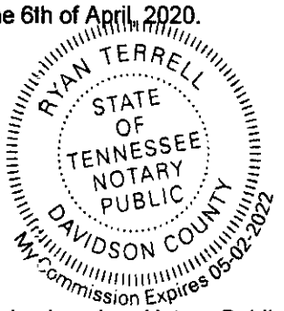
James McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHLYN MCCARTHY, 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 6th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

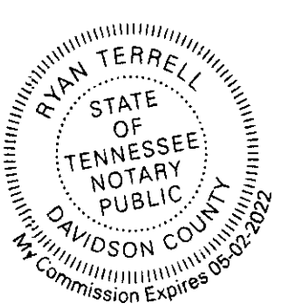


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES MCCARTHY, 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 6th of April, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212