QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 393598 DEEDQC
04/30/2020 07:55:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200430-0045089

G-SB-20-2819

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 22 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY (and return to)

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Hayley Ann Warner and Justin Tyler Riddle	new owners	
(NAME)	(NAME)	**119-10-0-088.00**
2819 Druid Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hayley Warner and Douglas J. Warner,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hayley Ann Warner and Justin Tyler Riddle, wife and husband,** hereinafter called the Grantees, 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. 69 on the Plan of Final Layout Subdivision of Hidden Acres of record in Plat Book 1130, Page 89, 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 ***Hayley Warner, an unmarried woman and Douglas J. Warner, a married person***, of record in Instrument No. 20130829-0091438, 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: **2819 Druid Drive, Nashville, Tennessee 37210**.

Witness my hand this the 6TH day of April, 2020.

Douglas J. Warner

TASHONA A. CRANFILL
Notary Public, State of Indiana
Shelby County
Commission # 635689
My Commission Expires
May 23, 2024

STATE OF IN
COUNTY OF Shelby

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Douglas J. Warner**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2020.

Notary Public
My Commission Expires: May 23, 2024
(SEAL)

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

Hayley Warner

Hayley Warner

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Hayley Warner**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

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

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

