Karen Johnson Davidson County
Batch# 395832 DEEDQC
05/05/2020 02:38:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200505-0046915

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF April, 20 20.

Notary Public

MY COMMISSION EXPIRES: 10/21/2023

(AFFIX SEAL)

GABRIEL LUTZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jesse Rae Braswell	**New Owner**	
(NAME)	(NAME)	
328 Cherry Street		**043 13 0 277.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Randy J. Persinger,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **Jesse Rae Braswell,** hereinafter called the Grantee(s), 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 the westerly 5 feet of Lot #21 of Block "C" on the Plan of Crittendon Estate Subdivision of record in Book 974, page 69, Register's Office Davidson County, Tennessee.

Being a portion of the property conveyed to Otho N. Williams and wife, Sarah A. Williams of record in Book 2020, page 351, Register's Office for Davidson, Tennessee.

Grantor source of title being Warranty Deed Instrument Number 20110401-0024983, Register's Office for Davidson County, Tennessee.

The description of the above referenced property having been erroneously omitted from previous deeds conveying Lot #22 of Block "C" of Crittenden Estates Subdivision. The said 5 feet having always been assessed as a part of Lot #22, Map/Parcel 043 13 0 277.00, and having always been included in the legal description as maintained by the Davidson County Tennessee Trustee. The said 5 feet also being included in the depiction of Lot #22 as established by Nashville Planning Department parcel information. This Quitclaim Deed is being given to correct the previous error in omitting the description of the said 5 feet from the conveyances of Lot #22 and to further confirm the said westerly 5 feet, as described above, is solely and wholly a part of Lot #22 and included in the corresponding address as it is commonly known as 328 Cherry Street, Madison, TN 37115 and the Map and Parcel number referenced above.

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: **328 Cherry Street, Nashville, TN 37115**.

Witness my/our hand(s) this the 28 day of April, 20 20.

Randy J. Persinger

STATE OF Tennessee)
COUNTY OF Davidson)

On this the 28 day of April, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Randy J. Persinger**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28 day of April, 2020.

Notary Public

My Commission Expires: 10/2/2023

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY