QUITCLAIM DEED

AJ–QCD-20-1002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/11/2023
(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp 06.11.2023
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY (and return to):

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Respen Builders, Inc and Peace & Love, LLC	**New Owner**	**08208039100**
(NAME)	(NAME)	
1002 Maxwell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 410774 DEEDQC
06/05/2020 08:46:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200605-0057775

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,

AMBER ADKERSON

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RESPEN BUILDERS, INC AND PEACE & LOVE, LLC

THEIR HEIRS, SUCCESSORS, AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 26 ON THE PLAN OF HOUSE AND SIMONTON'S SUBDIVISION OF LOTS NOS. 1 TO 16 INCLUSIVE IN STRATTON AND SEYMOUR'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 137, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MAXWELL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO AMBER ADKERSON, A SINGLE WOMAN FROM REUBEN H. LAWRENCE, JR., SON AND HEIR-AT-LAW OF VANNORRIS LAWRENCE, DECEASED, AND AUTHORIZED SIGNATORY BY VIRTUE OF DAVIDSON COUNTY CHANCERY COURT ORDER DATED APRIL 17, 2020, IN DOCKET NO. 19-631-IV, BY WARRANTY DEED IN INSTRUMENT NO. 20200515-0050984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter, and therefore Drafter does not accept liability for this instrument*****

This is improved property known as: **1002 Maxwell Avenue, Nashville, TN, 37206**

Witness my hand this the 28 day of May, 2020.

AMBER ADKERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMBER ADKERSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
6/4/2023

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM