QUITCLAIM DEED Karen Johnson Davidson County Batch# 429261 DEEDQC 07/01/2020 09:34:07 AM 4 pgs Fees: $22.00 Taxes: $0.00 20200701-0071150	**Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.**

THIS INSTRUMENT WAS PREPARED BY: **Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201**		
Address of New Owners **Ruth A. McDowell** **Melanie A. Utley** **2133 14th Avenue North** **Nashville, TN 37208**	**Send Tax Bills To** **Same**	**Map-Parcel Nos.** **08-03-0-121.00**

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR (1.00) AND OTHER GOOD VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purposes of making a re-conveyance, I **Ruth A. McDowell, husband Alfred A. McDowell and Melaine A. Utley**, by these present do hereby quitclaim and convey unto **Richard Manson, Trustee**, his successors and assigns (where the context requires or permits) the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Lot No. 22 in the subdivision of Lots Nos. 21 and 30 (being part of Lot. No. 30) in J.S. Owens Plan of Buena Vista Lots as of record in Book 57, Page 26, and Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the west side of Nance Street and extends back between parallel lines 148 feet to an alley.

Being the same property conveyed to Ruth McDowell and Melanie Utley by Quitclaim Deed from R. A. Stewart in Instrument No. 20091027-0098896, in said Register's Office for Davidson County, Tennessee.

Melaine A. Utley and Malaine Utley being one and the same person. Ruth A. McDowell and Ruth McDowell being one and the same person.

This improved property commonly known as **2133 14th Avenue North, Nashville, TN 37208.**

AND NOW, I, the said Richard Manson, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitlciam and convery unto Ruth A. McDowell for Life then to Melanie A. Utley, their heirs and assigns, the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restructions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, the Grantors have signed and sealed this the 30th day of June, 2020.

Signed, sealed and delivered by Grantor.

Ruth McDowell

Alfred A. McDowell

Richard Manson, Trustee

Melanie A. Utley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

RICHARD MANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2020, before me personally appeared, **Ruth A. McDowell,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 30th day of June, 2020.

RICHARD MANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2020, before me personally appeared, **Alfred A. McDowell,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 30th day of June, 2020.

RICHARD MANSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Notary Public
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30th day of June, 2020, before me personally appeared, **Melanie D Utley,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 30th day of June, 2020.

Notary Public
My Commission Expires:

RICHARD MANSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 30 day of June, 2020, before me personally appeared, **Richard Manson, Trustee,** to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on this 30 day of June, 2020.

Keenyattrice Ensley-Mason
Notary Public
My Commission Expires: Oct. 02, 2023

KEENYATTRICE ENSLEY-MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023