QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 443235 DEEDQC
07/23/2020 01:05:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200723-0081222

W-SB-20-804

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 17th DAY OF July, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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):
Reno Angelo Bo and Tia Lynette Bo, husband and wife	**New Owner**	
(NAME) **804 Coggin Pass,**	(NAME)	**052-16-0-006.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **TIA L. KNOWLES N/K/A TIA LYNETTE BO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RENO ANGELO BO AND TIA LYNETTE BO, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Map of Marlin Meadows, Section 2, as of record in Book 1835, page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 52 fronts 136 feet on the Northwesterly side of Coggin Pass and runs back between lines 147.16 feet on the Northeasterly line and 134.3 feet on the Southwesterly line to a broken line in the rear on which it measures 139.4 feet.

Being the same property conveyed to Tia L. Knowles, an unmarried woman by Warranty Deed from Melanie Sue Grammer now known as Melaine Sue Jared, married of record in Instrument No. 20160201-0009193 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

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: **804 Coggin Pass, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 17 day of July, 2020.

Tia Lynette Bo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIA LYNETTE BO, 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 17th of July, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212