QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 443908 DEEDQC
07/24/2020 02:30:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200724-0081687

W-JS-20-707

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 July, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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)
Phyllis Octavia Guasp, married	**NEW OWNER**	
(NAME) **707 Myrtle Street,**	(NAME)	**082-08-0-202.00**
(ADDRESS) **Nashville, TN 37206**	(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, **ERIC O'GARA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHYLLIS OCTAVIA GUASP, MARRIED** 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. 4 on the Plan of McNishs of the J.W. McFerrin 6 1/2 Acre Tract in East Nashville of record in Plat Book 57, Page 129, 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 Lee J. Bush, Sr., unmarried, by Warranty Deed from Madlene Y. Syes, unmarried, of record in Instrument No. 20061106-0137825, Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 06, 2006. The said Lee J. Bush, Sr. deceased on or about May 17, 2008.

Being the same property conveyed to Angelica Bush by Quit Claim Deed:
• from Branday Monic Mushamba of record in Instrument No. 20090601-0049743, dated January 22, 2009 and recorded on June 01, 2009
• from Terri Felica Bush of record in Instrument No. 20090601-0049744, dated January 22, 2009 and recorded on June 01, 200
• from Lee Jeffery Bush Jr., as to his interest, of record in Instrument No. 20090601-0049745, dated May 05, 2009 and recorded on June 01, 2009
all in the Register's Office for Davidson County, Tennessee, .

Being the same property conveyed to Madlene Yvette Syes, unmarried, by Quitclaim Deed from Angelica Bush, unmarried, of record in Instrument No. 20110301-0016427, Register's Office for Davidson County, Tennessee, dated February 24, 2011 and recorded on March 01, 2011.

The said Madlene Yvette Syes deceased on or about February 4, 2020, intestate, leaving a Small Estate filed in Docket No. 20P340, Seventh Circuit Court for the Twentieth Judicial District, Davidson County; and Affidavits of Heirship filed in Instrument Numbers 20200409-0037660 and 20200409-0037661, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Phyllis Octavia Guasp, married, by Quitclaim Deed from Phyllis Octavia Guasp, married, of record in Instrument No. 20200409-0037662, Register's Office for Davidson County, Tennessee, dated April 08, 2020 and recorded on April 09, 2020.

THIS INSTRUMENT HAS BEEN PREPARED TO REMOVE ANY CLOUD OR SPECULATIVE INTEREST BY THE GRANTOR HEREIN BY CONVEYING ANY INTEREST SUCH PERSON MAY HAVE IN THE REAL PROPERTY. This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer accepts no liability for this Instrument.

This is **improved** property known as: **707 Myrtle Street, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 22 day of July, 2020.

Eric O'Gara

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC O'GARA, 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 14th of August, 2020.

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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