QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 449126 DEEDQC
08/03/2020 03:46:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20200803-0085605

A-BOE-20-109

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 9th 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
2012 21ST AVE SOUTH
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Franklin Douglas Wharam, Jr. and Sarah Margaret Wharam		
(NAME)	(NAME) **New Owner**	**103-06-0-044.00**
(ADDRESS) **109 Rural Avenue Nashville, TN 37209**	(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, **Franklin Douglas Wharam, Jr, a married man,** hereinafter called the Grantor(s), has bargained and sold, and by these presentsd o/does transfer and convey unto **Franklin Douglas Wharam, Jr. and Sarah Margaret Wharam, husband and wife,** hereinafter called the Grantee(s), 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. 25 on the Plan of Revised Plan of Richland Meadows, Section IV of record in Plat Book 2330, Page 95, 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 **Franklin Douglas Wharam, Jr, a single man** by Warranty Deed from Charles William Anderson, Jr. and Janice W. Anderson, Married, of record in Instrument number 20121203-0110826, Register's Office for Davidson, Tennessee.

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: **109 Rural Ave, Nashville, Tennessee 37209**.

IN WITNESS WHEREOF, Grantors have executed this instrument as of the 17 day of July, 2020.

Grantor:

Franklin Douglas Wharam, Jr.

State of TN
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Franklin Douglas Wharam, Jr., the within named bargainor(s), 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 17 day of July, 2020.

Notary Public

My Commission Expires: 03/07/2023

(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY