Prepared by and Returnable to:
Ashworth Law Firm, PLLC (RCA)
237 2nd Avenue South
Franklin, Tennessee 37064

Karen Johnson Davidson County
Batch# 476395 DEEDQC
09/16/2020 09:28:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200916-0105578

QUITCLAIM DEED

Address of New Owner	Send Tax Bill To:	Map & Parcel No.:
Ryan Michael Teter Bailee Renee Teter 605 Huntington Ridge Dr. Nashville, TN 37211	New Owner	161-06-0-141.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, **RYAN MICHAEL TETER, UNMARRIED**, hereinafter called **"GRANTOR,"** hereby quitclaims and conveys unto **RYAN MICHAEL TETER AND BAILEE RENEE TETER, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 253, as shown on the Plan of Huntington Park, Section Two, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RYAN MICHAEL TETER, UNMARRIED, by deed from SCOTT W. COPELAND, UNMARRIED, of record in Instrument No. 20180604-0052808, dated May 31, 2018, said Register's Office.

This is Improved property known as 605 Huntington Ridge Dr., Nashville, TN 37211. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The legal description is drawn from the prior deed of record as reflected in the deed of conveyance to the Grantor. No title search was requested or conducted. Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of September, 2020.

Grantor:

Ryan Michael Teter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ryan Michael Teter, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2020.

My Commission Expires February 26, 2023 Notary Public

My commission expires: _____

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Bailee Renee Jeter
AFFIANT

Sworn to and subscribed before me, this 8th day of September, 2020.

My Commission Expires February 26, 2023 Notary Public

My Commission Expires: February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY