QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 502035 DEEDQC
10/27/2020 01:11:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20201027-0124305

J-SB-SB-20-1023-0

REBECCA D PIERCE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON My Comm. Expires September 24, 2024

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 21st DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STUART C. WALLACE & MARK PHIL COBUCCI	**New Owners**	
(NAME) **2817 West End Avenue, No. 126-166**	(NAME)	**081-16-0-147.00**
(ADDRESS) **Nasvhille, TN 37203**	(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, **PHILIP COBUCCI (also known as MARK PHIL COBUCCI), A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHIL COBUCCI (also known as MARK PHIL COBUCCI), A SINGLE MAN AND STUART C. WALLACE, A SINGLE MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. 105 on the Plan of McGavock's Town North Nashville of record in Plat Book 21, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 105 fronts 50 feet on the Southerly side of Cheatham Street and runs back 168 feet, more or less, on the Easterly line and 156 feet more or less, on the Westerly line to an alley, measuring 50 feet, more or less, thereon.

Being the same property conveyed to Phil Cobucci, an unmarried man, by Warranty deed from Joseph W. Frierson, a married man, of record in Instrument No. 20141125-0108883 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on November 25, 2014.

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: **1023 Cheatham Place, Nashville, Tennessee 37208**.

Witness my hand this the 21 day of October, 2020.

PHILIP COBUCCI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK PHILIP COBUCCI (also known as MARK PHILLIP COBUCCI), 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 and official seal, this the 21st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:

Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206
615-383-2903