Karen Johnson Davidson County
Batch# 526849 DEEDQC
12/08/2020 02:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201208-0142872

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary M. Sigler and Cheryl R. Sigler	**Same**	**09110019800**
(NAME)	(NAME)	
5504 Urbandale Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,

MARY M. SIGLER, WIDOWED ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MARY M. SIGLER AND CHERYL RENEE SIGLER AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING LOT NO. 55 ON THE MAP OF SECTION ONE, URBANDALE, AS OF RECORD IN BOOK 1835, PAGE 45, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 55 FRONTS 50 FEET ON THE NORTHERLY SIDE OF URBANDALE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 125 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES DAVID SIGLER AND WIFE, MARY E. SIGLER, BY WARRANTY DEED FROM BOBBIE EMOGENE TURNER BRUCE AND W. B. BRUCE, OF RECORD IN BOOK NUMBER 5078 PAGES 146 – 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID CHARLES D. SIGLER HAS SINCE DIED ON JULY 29TH, 2012, LEAVING SAID PROPERTY TO HIS WIFE MARY M. SIGLER.

MARY E. SIGLER AND MARY M. SIGLER ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **5504 Urbandale Avenue, Nashville, Tennessee 37209**

Witness our hands this the 19 day of November, 2020.

Mary M. Sigler
MARY M. SIGLER

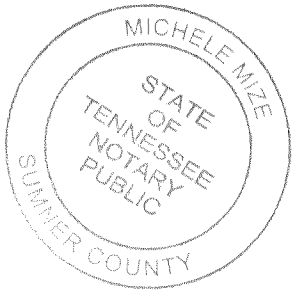
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARY M. SIGLER,** 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 19th day of November, 2020.

Michelle Mize
Notary Public

My Commission Expires: 12/23/2020



True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY