Karen Johnson Davidson County
Batch# 528343 DEEDQC
12/09/2020 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201209-0143931

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael J. Brody Nicole L. Ballard 1915 Blair Blvd. Nashville, TN 37212	NEW OWNERS	104-16-0-064-00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nicole Ballard, a married woman, and Michael Brody, a married man,** by these presents does hereby quitclaim and convey unto **Michael J. Brody and Nicole L. Ballard, Husband and Wife,** its heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Easterly 30 feet of Lot No. 128 and the Westerly 50 feet of Lot No. 129 on the Plan of Revised Plan of George W. Blair's Subdivision of Belmont Heights of record in Plat Book 332, Page 117, 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 Parts of Lot No. 128 and 129 fronts together 80 feet on the Southerly side of Blair Boulevard and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Nicole Ballard, an unmarried woman and Michael Brody, an unmarried man by Warranty deed from Joey Pugliese, married of record in Instrument No. 20160614-0060304 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 14, 2016.

Being also known as 1915 Blair Boulevard, Nashville, Tennessee 37212.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
30TH day of November, 2020.

Emily Dudley
Affiant

My commission expires:

Carmen Coats
Notary Public

(Affix Seal)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2023

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 24th day of November, 2020.

Nicole Ballard

Michael Brody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Ballard and Michael Brody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal 24th day of November 2020.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

