Karen Johnson Davidson County
Batch# 531257 DEEDQC
12/11/2020 01:31:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201211-0145708

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: WLTIC - Realty Data Company, 55 South Main Street, Naperville, IL 60540

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Ryan G. Malone	**RYAN G. MALONE**	103-04-0-034.00
205 46th Avenue N	**205 46TH AVENUE N**	
Nashville, TN 37209	**NASHVILLE, TN 37209**	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, RYAN G. MALONE, divorced-not remarried and RACHEL E. MALONE, divorced-not remarried, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto RYAN G. MALONE, a single man, hereinafter referred to as "Grantee", whose mailing address is: 205 46th Avenue, Nashville, TN 37209, his heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Part of Lots 502, 504 and 506 in Block 26 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of 46th Avenue, north, formerly called Fifth Street, and as widened and said point of beginning is 93 feet South of the Southwest corner of 46th Avenue, North and Idaho Avenue; thence along said 46th Avenue, North 57 feet to a point, which is the Northwest corner of an alley and 46th Avenue, North; thence along the Northerly line of said alley, 100 feet to a point; thence at right angles Northerly and parallel with the Easterly line of Lot 502, 57 feet to a point; thence at right angles Eastwardly and along a line parallel with Idaho Avenue, 100 feet to 46th Avenue, North, to the point of beginning.
Tax ID No.: 103-04-0-034.00

BEING the same property conveyed to Grantor herein by Deed recorded as Instrument Number 20170731-0077174, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Being the same which RYAN G. MALONEAND RACHEL E. MALONE, divorced-not remarried by deed dated July 23, 2020 and recorded _____ in the county of Davidson, TN in instrument 2017070006 book 57, page 103 conveyed unto Rayan G. Malone, divorced-not remarried.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 205 46th Avenue, Nashville, TN 37209.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of July, 2020.

RYAN G. MALONE

STATE OF TENNESSEE
COUNTY OF Davidson

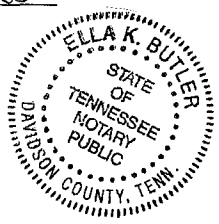
I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RYAN G. MALONE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23 day of July, 2020.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of July, 2020.

Rachel E. Malone
RACHEL E. MALONE



STATE OF TENNESSEE,
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RACHEL E. MALONE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 23 day of July, 2020.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020

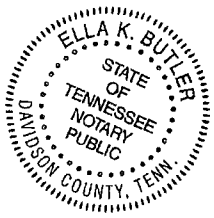
VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ **10.00**.

Affiant/Grantee

Subscribed and sworn to before me this 23 day of July, 2020

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020



TRUE COPY CERTIFICATION

I, Christine Joachim, 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 PA
County of Montgomery

Personally appeared before me, Michael Estelle, a notary public for this county and state Christine Joachim who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY SIGNATURE

My Commission Expires 3-19-2023
Notary's Seal

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499