After recording, return document
and send future tax statements to:
Dylan Q Riley
4331 Estes Rd
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 537211 DEEDQC
12/17/2020 01:57:43 PM 4 pgs
Fees: $23.00 Taxes: $392.20
20201217-0149612

This instrument prepared by:
Meaghan Riley
3710 Trimble Rd
Nashville, TN 37215
954-551-2542

QUITCLAIM DEED

Under T.C.A. § 66-5-103(B)(2)

THIS INDENTURE, made this 7th day of December, 2020 between the grantor, Meaghan Riley, a married woman, 3710 Trimble Rd, Nashville, TN, 37215

and the grantee,
Dylan Q. Riley, a married man, 4331 Estes Rd, Nashville, TN 37215

WITNESSETH, that in consideration of the sum of $106,000.00

in hand paid, the receipt of which is hereby acknowledged, the grantor does hereby quitclaim to the grantee all interest in the following land, situated in the County of Davidson, in the State of Tennessee, to wit:

Parcel ID: 10415006800
Commonly known as: 2515 Ashwood Avenue, Nashville, TN, 37212
Source of title:
Being the same property coveyed to Meaghan Riley and Dylan Q. Riley, sister and brother, by deed dated 10/30/2014 in instrument # DB 20141105-0102089 in the register's office of Davidson County, TN.

THIS CONVEYANCE is made subject to:
All applicable restrictions, easements, building setback lines and conditions of record, including but not limited to those in the Register of Deeds office for Davidson County, TN

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day and year first above written.

Signature: Meaghan Riley
Print name: Meaghan Riley
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Tennessee
COUNTY OF Davidson

On this 9 day of December, 2020, before me personally appeared Meaghan Riley and Dylan Q. Riley,
to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that _____ executed the same as _____ free act and deed.

Signature: Rachel Mayes
Print name: Rachel Mayes
Title: Executive Office Manager
My commission expires: 5/2/2022

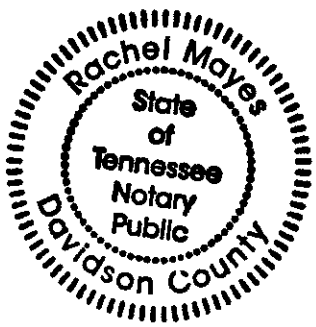


Exhibit A

Land In Davidson County TN, being Lot 52, Sunset Place, as shown on plat of Record in Plat Book 3500, Page 34, in the Register's office, Davidson County, TN, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Meaghan Riley and Dylan Q. Riley, sister and brother, from Daniel T Levin and Julia S Noland, husband and wife, recorded on the 30th day of October 2014 in instrument No. 20141105-0102089.

The above description is the same as the prior deed of record, no boundary survey having been made at the time of this conveyance.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 106,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Meaghan Riley
Signature
Meaghan Riley
Print name

Dylan Riley

SUBSCRIBED AND SWORN TO before me this 9 day of December, 2020.

Signature: Rachel Mayes
Print name: Rachel Mayes
Title: Executive Office Manager
My commission expires: 5/2/2022

