Karen Johnson Davidson County
Batch# 565215 DEEDQC
02/01/2021 12:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210201-0014261

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 February, 2021.

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)
Lisa M. Meldrum and Anthony Meldrum	**Same**	**086-04-0C-032.00-CO**
(NAME) **1517 Rachaels Ridge**	(NAME)	
(ADDRESS) **Hermitage, TN 37076**	(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,

LISA M. MOORE (N/K/A Lisa M. Meldrum) ("GRANTOR")

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

LISA M. MELDRUM AND ANTHONY MELDRUM, WIFE AND HUSBAND ("GRANTEE")

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. 20 ON THE PLAN OF FINAL PLAT JACKSON'S GROVE, PHASE THREE, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 9700, PAGE 988, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO LISA M. MOORE, BY WARRANTY DEED FROM DAVID F. BORJA AND THIEN HANG NGOC BORJA, OF RECORD IN INSTRUMENT NUMBER 20200310-0026944, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LISA M. MOORE, HAVING SINCE MARRIED, IS NOW KNOWN AS LISA M. MELDRUM.

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: **1517 Rachaels Ridge, Hermitage, Tennessee 37076**

Witness our hands this the 28 day of January, 2021.

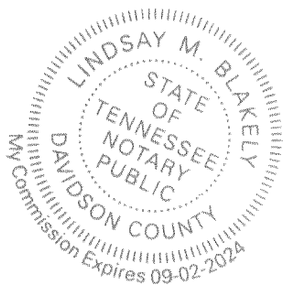
LISA M. MOORE
Now known as Lisa M. Meldrum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LISA M. MOORE, N/K/A LISA M. MELDRUM,** 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 28 day of January, 2021.

Notary Public



My Commission Expires:

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