Karen Johnson Davidson County
Batch# 572172 DEEDQC
02/10/2021 11:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210210-0019055

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Michael Ryan Stone Amy Stone 117 Eastmoreland Street Nashville, TN 37207	Cardinal Financial, Co. 3701 Arco Corporate Dr. Ste. 200 Charlotte, NC 28273	071-15-0-081.00

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 **Michael Ryan Stone, a married man,** by these presents does hereby quitclaim and convey unto **Michael Ryan Stone and Amy Stone, husband and wife,** her heirs, successors and assigns, their rights, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Eastmoreland Place Shields Subdivision of Gleaves Land of record in Plat Book 161, Page 170, 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 Lot Number 35 fronts 50 feet on the Northerly side of Eastmoreland Street and runs between parallel lines 140 feet to an alley.

Being the same property conveyed to Amy Newell, A Single Woman by Warranty deed from Jona Realty, LLC, a Tennessee limited liability company of record in Instrument No. 20140731-0068578 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on July 31, 2014.

Being the same property conveyed to Michael Ryan Stone, a married man by Warranty deed from Amy Stone F/K/A Amy Newell, Wife of Buyer Michael Ryan Sone of record in Instrument No. 20190807-0078677 Register's Office for Davidson County, Tennessee, dated August 2, 2019 and recorded on August 7, 2019.

Being also known as 117 Eastmoreland Street, Nashville, Tennessee 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 8 day of February 2021.

Affiant

My commission expires: 07-05-2021
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 8 day of February, 2021.

Michael Ryan Stone

Michael Ryan Stone

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 **Michael Ryan Stone**, 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 this the 8 day of February 2021.

Notary Public

My Commission Expires:

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

