Karen Johnson Davidson County
Batch# 582369 DEEDQC
03/02/2021 04:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0027016

NEW OWNER:

Eric Mallon
223 Graylynn Drive
Nashville, TN 37214

THIS INSTRUMENT PREPARED BY:
Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
New Owner

Map -Parcel Number:
09504016300

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **NANCY J. MALLON, now known as Nancy J. Edwards, a married woman,** hereinafter called the Grantor, has quitclaimed to **ERIC MALLON, an unmarried man,** hereinafter called the Grantee, his heirs and/or assigns, a 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. 33 on the Plan of EVA-MOR HEIGHTS, of record in Plat Book 1424, Page 149, Register's Office for said County, to which reference is made for a more accurate description of said lot.

Being the same property conveyed to ERIC MALLON, an unmarried man and NANCY J. MALLON, an unmarried women, tenants in common with right of survivorship, by Warranty Deed from DANIELLE C. RYANZADERAKA and JASON ZADERAKA, wife and husband, of record as Instrument 20151203-01122124, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 223 Graylynn Drive, Nashville, TN 37214.

WITNESS SIGNATURE(S) this 12 day of February, 2021.

Nancy J Mallon

NANCY J. MALLON, now known as Nancy J. Edwards

STATE OF South Carolina
COUNTY OF Beaufort

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **NANCY J. MALLON, now known as Nancy J. Edwards,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12 day of February, 2021.

Stephanie McAlhaney
Notary Public

My commission expires: 10/10/2028

STEPHANIE MCALHANEY NOTARY PUBLIC SOUTH CAROLINA Exp. 10/10/2028

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Celia Edwards Bruse
Affiant

Sworn to and subscribed to before me, this the 12 day of February, 2021.

Notary Public

My commission expires: 4-13-22

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY