QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF March, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE WILLIAM E. GRONES

Karen Johnson Davidson County
Batch# 602457 DEEDQC
03/29/2021 02:51:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210329-0041036

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)
Eric Asher and wife, Shea Michelle Davis	**Eric Asher and Shea Michelle Davis**	
(NAME)	(NAME)	
1612 7th Avenue North	**1310 12th St NW, APT 1**	**081-12-0-346.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	**Washington, DC 20005**	
(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,

ERIC F. ASHER ("GRANTOR")

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

ERIC F. ASHER AND WIFE, SHEA MICHELLE DAVIS ("GRANTEE")

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 THE SOUTH ONE-HALF OF LOT NO. 43 ON THE MAP OF THE HOMESTEAD ADDITION, ESTATE OF D. T. MCGAVOCK, AS OF RECORD IN BOOK 57, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 43 FRONTS 25 FEET ON THE EASTERLY SIDE OF 7TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO AN ALLEY.

BEING ALSO KNOWN AS 1612 7TH AVENUE NORTH NASHVILLE, TENNESSEE 37208.

BEING THE SAME PROPERTY CONVEYED TO ERIC F. ASHER, AN UNMARRIED MAN, BY WARRANTY DEED FROM CATHRYN GRAF, AN UNMARRIED WOMAN, OF RECORD IN INSTRUMENT NUMBER 20170705-0067137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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*****

BEING ALSO KNOWN AS 1612 7TH AVENUE NORTH NASHVILLE, TENNESSEE 37208.

Witness our hands this the 22nd day of March, 2021.

Eric F. Asher

~~STATE OF~~ DISTRICT OF)
~~COUNTY OF~~ COLUMBIA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eric F. Asher**, 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 22nd day of March, 2021.

Notary Public
My Commission Expires: DEBORAH M. ROLLYSON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires June 14, 2024

DEBORAH M. ROLLYSON NOTARY PUBLIC EXP. 6-14-24 DISTRICT OF COLUMBIA