Karen Johnson Davidson County
Batch# 603284 DEEDQC
03/31/2021 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210331-0042117

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

JM-SB-LHL-21-139

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lincoln Home Loans, LLC	**Lincoln Home Loans, LLC**	
(NAME)	(NAME)	**043-12-0-038-00** **043-12-0-039.00** **052-03-0-084.00** **081-12-0-049.00**
40 Burton Hills Blvd., Ste. 200		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JOSHUA MALNOFSKI, AN UNMARRIED MAN, AND JENNIFER RAUCH, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINCOLN HOME LOANS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), 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:

(139 Eagan Cir)
Land in Davidson County, Tennessee, being Lot No. 36 and part of Lot 35, Block B on the Plan of Revised Plan of Myatt-Eagan Subdivision of record in Plat Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

(133 Eagan Cir)
Land in Davidson County, Tennessee, being Lot No. 37, Block "B" on the plan of Revised Plan of Myatt and Eagan's Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, of record in Book 1424, Page 107, Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description thereof.

(905 Hospital Dr)
Land in the 11th Civil District of Davidson County, Tennessee, being part of the tract known as Lot "B" (being part of the R.C. Kinsey tract) on the Map of "Home Acres", a subdivision of a tract of land containing 45 acres conveyed to the Layman Foundation by deed of Neely's Bend Health Place, described according to a survey made by Z.J. Wilkinson, Surveyor on November 16, 1937, recorded in Book 974, Page 39, Register's Office for Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at the Northwest corner of said 45 acre tract, running thence East along the North line of said 45 acre tract, 125 feet, thence at right angles South 200 feet, thence at right angles, West 125 feet; thence at right angles North 200 feet to the place of beginning.

(1703 Delta Ave)

Land in Davidson County, Tennessee, being the northeasterly or front part of Lot No. 294 in the North Nashville Real Estate Company's Plan of Lots of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southwesterly margin of Delta (formerly Hamurg) Avenue at Mary Smith's northwest corner, thence with the southwesterly margin of said Avenue, northwesterly 50 feet, more or less, to the corner of Lots No. 94 and 292; thence with the line between said two lots, southwesterly 75 1/2 feet, more or less, to an alley; thence with said alley, southeasterly 50 feet, more or less, to said Smith's southwest corner; thence with her line northeasterly 75 1/2 feet, more or less, to the beginning.

Being the same property conveyed to Josh Malnofski, single man and Jennifer Rauch, a single woman, tenants in common by Warranty deed from Eden R. Loy of record in Instrument No. 20190410-0032437 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 10, 2019.
Being also known as 139 Eagan Cir, Nashville, TN 37155.

Being the same property conveyed to Joshua Malnofski, unmarried by Warranty deed from Diane Rabago and husband Hanoi Rabago of record in Instrument No. 20181231-0126159 Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 31, 2015.
Being also known as 133 Eagan Cir, Nashville, TN 37155.

Being the same property conveyed to Joshua A. Malnofski, an unmarried man by Warranty deed from Kevin D. Collier, an unmarried man of record in Instrument No. 20190319-0024830 Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 19, 2019.
Being also known as 905 Hospital Dr.

Scrivener's Affidavit recorded in Instrument No. 20190620-0059417.

Being the same property conveyed to Joshua A. Malnofski, an unmarried man by Warranty deed from Joe Doctora, a married man of record in Instrument No. 20180803-0076351 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 03, 2018.
Being also known as 1703 Delta Ave, Nashville, TN 37208.

The said Josh Malnofski and Joshua Malnofski are both one and the same individual.

The said Jennifer Rauch joins in the execution of this instrument for the purpose for the purpose of conveying her interest in 139 Eagan Circle and does not purport to have an ownerhsip interest in the other properties. This instrument would however extinguish any interest that she may have in the said subject properties where there any interest that existed.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **139 Eagan Circle, Madison, Tennessee 37115-4234**.

Witness my/our hand(s) this the 30th day of March, 2021.

Joshua Malnofski

Jennifer Rauch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA MALNOFSKI, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER RAUCH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

RETURN TO:

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

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