21. 3626

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 615026 DEEDQC
04/14/2021 02:15:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210414-0049834

This Instrument Prepared By and Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jane M. Rupard Brent W. Rupard 6415 Henry Ford Drive Nashville, TN 37209	SAME	090-12-0-066.00

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged, **Philip Olous Melby, III and Cindy B. Melby, husband and wife and Jane Caroline Melby, a single person**, hereinafter called the GRANTOR(S), does hereby quitclaim and convey unto **Jane M. Rupard and Brent W. Rupard, Wife and Husband**, hereinafter called the GRANTEE(S), all right, title and interest, she may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 233 on the plan of Charlotte Park, Section 4, of record in Book 2663, page 71, Register's Office for Davidson County, Tennessee. To which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Philip Olous Melby, III and Cindy B. Melby, husband and wife and Jane Caroline Melby, a single person by Warranty Deed dated 6/9/2017 and recorded on 6/12/2017 in Instrument Number 20170612-0058590, in the Register's Office for Davidson County, Tennessee.

Jane Caroline Melby is know known as Jane M. Rupard.

This is improved property located at **6415 Henry Ford Drive, Nashville, TN 37209..**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

THIS INSTRUMENT WAS PREPARED WITHOUT A TITLE SEARCH OF THE SUBJECT PROPERTY.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 2 day of April, 2021.

Philip Olous Melby, III

Cindy B. Melby

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared Philip Olous Melby, III and Cindy B. Melby, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 2 day of April, 2021.

NOTARY

STATE OF MISSISSIPPI
TREASURE BUTLER
NOTARY PUBLIC
ID No. 125995
My Comm. Expires
Nov. 12, 2022
OKTIBBEHA COUNTY

My Commission Expires:

Nov. 12, 2022

IN WITNESS WHEREOF, the GRANTOR(S) has hereunder set his hand(s) this 5 day of April, 2021.

Jane M. Rupard
Jane M. Rupard

Brent W. Rupard

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared Jane M. Rupard and Brent W. Rupard, with whom I am acquainted, of proved on the basis of satisfactory evidence, and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this 5 day of April, 2021.

NOTARY

My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 5 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/30/24

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY