QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 620300 **DEEDQC**
04/21/2021 03:25:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210421-0053598

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 12 DAY OF Apr, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-06-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy & Partners, PLLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirtley Whittington	**New Owner**	
(NAME)	(NAME)	
409 A THERESA AVE		**091050005.01**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Sean McKinnis, Anthony McKay, and Kirtley Whittington,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kirtley Whittington** hereinafter called the Grantee, thier 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 northerly 50 feet of a part of Lot No. 8 on the Plan of West Nashville, as shown on the plat of the same of record in Plat Book 332, Page 11, Register's Office Davidson County, Tennessee, to which plat specific reference is hereby made.

Said northerly 50 feet of the 150 feet conveyed to daisy Juarez and Jesus Juarez, fronts 50 feet on the westerly side of 23rd Street and runs back between parallel lines 175 feet, more or less, to an alley.

Being the same property conveyed to Sean McKinnis, Anthony McKay and Kirtley Whittington by Warranty Deed from Pamela Jean Matthews Clem of record at Instrument No. 20210112-0005278, Register's Office Davidson County, Tennessee.

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: **709 23rd St, Nashville, TN 37209**.

PH

Witness our hands this the 9 day of ~~March~~ April, 2021.

Sean McKinnis

Anthony McKay

Kirtley Whittington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sean McKinnis**, 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 9 of April, 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, **Anthony McKay**, 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 9 of April, 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, **Kirtley Whittington**, 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 1 of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

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