Karen Johnson Davidson County
Batch# 631723 DEEDQC
05/07/2021 01:58:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210507-0061801

QUITCLAIM DEED

O-SB-PB-21-1504

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 28th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/03/23
(AFFIX SEAL)

TACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
07/03/23
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Casey Malloy and Elizabeth Boston Malloy	Planters Bank	
(NAME) 1504 Dresden Ct,	(NAME) 325 Commerce St.	145-03-0-023.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Clarksville TN 37040	
(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, ROBERT BOSTON, A MARRIED MAN, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto CASEY MALLOY AND ELIZABETH BOSTON MALLOY, HUSBAND AND WIFE 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:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Section Two, Roselawn Estates of record in Plat Book 3106, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey Malloy, a single man and Robert Boston, a married man by Warranty deed from Timothy J. Flynn and wife, Angela S. Flynn, husband and wife of record in Instrument No. 20200804-0086199 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 04, 2020. Casey Malloy having since married Elizabeth Boston Malloy.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF ROBERT BOSTON.

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: 1504 Dresden Ct, Nashville, Tennessee 37215.

Witness my/our hand(s) this the 28th day of April, 2021.

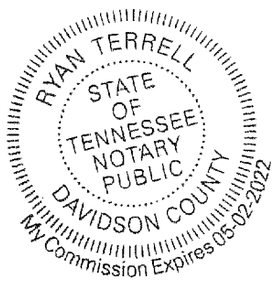
Robert Boston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT BOSTON, 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 28th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVENUE SOUTH
NASHVILLE, TN 37212

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: 10/2/2021
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY