QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 632986 DEEDQC
05/11/2021 10:30:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210511-0063167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Melissa Johnson
Affiant

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

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
HERMAN LYNN HOWARD AND REBECCA SUE HOWARD, HUSBAND AND WIFE	**Same**	**081-15-0-356.00**
(NAME)	(NAME)	
6209 Lago Vista Drive		
(ADDRESS)	(ADDRESS)	
Corpus Christi, TX 78414		
(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,

CHRISTOPHER PAUL MAJKA, A MARRIED MAN ("GRANTOR")

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

HERMAN LYNN HOWARD AND REBECCA SUE HOWARD, HUSBAND AND WIFE ("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 EASTERLY 30 FEET OF LOT NO. 17 ON THE MAP OF BRANSFORD REALTY CO'S RESUBDIVISION OF PART OF MANLOVE'S ADDITION, OF RECORD IN BOOK 421, PAGE 53, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 17 FRONTS 30 FEET ON THE SOUTHERLY SIDE OF KNOWLES, FORMERLY THOMPSON STREET AND RUNS BACK BETWEEN PARALLEL LINES 157

FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HERMAN LYNN HOWARD AND REBECCA SUE HOWARD, HUSBAND AND WIFE, AND CHRISTOPHER PAUL MAJKA, A MARRIED MAN, BY QUITCLAIM DEED FROM HERMAN LYNN HOWARD AND REBECCA SUE HOWARD, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20200618-0064740, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PROPERTY WAS NOT THE MARITAL RESIDENCE OF CHRISTOPHER PAUL MAJKA.

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*****

This is **improved** property known as: 1715 Knowles Street, Nashville, TN 37208

Witness our hands this the 23 day of April, 2021.

CHRISTOPHER PAUL MAJKA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER PAUL MAJKA** 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 23 day of April, 2021.

AMY RAMONA RIVERA
Notary Public, State of Texas
Comm. Expires 12-30-2024
Notary ID 125705165

Notary Public

My Commission Expires: 12/30/2024

AMY RAMONA RIVERA
Notary Public, State of Texas
Comm. Expires 12-30-2024
Notary ID 125705165