Karen Johnson Davidson County
Batch# 647380 DEEDQC
06/02/2021 08:52:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210602-0073488

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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)
Kevin S. Welch	**Same**	
(NAME)	(NAME)	
2710 Fairfax Avenue		**10411008800**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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,

CLAUDIA L. SCOTT, UNMARRIED AND KEVIN S. WELCH, MARRIED, (GRANTORS"), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN S. WELCH, MARRIED** ("GRANTEE") HIS 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 Tract No. 4 on the unrecorded Plan of John U. Wilson's Subdivision of the west part of Lot No. 1 of the L.A. Bauman Property, which Bauman Property, as to streets and alleys, is shown on the Plan of Stokes and Marshall's Subdivision of record in Book 332, page 105, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Jones Avenue 120.0 feet east of Natchez Trace, formerly 28th Avenue, South; thence northerly 168.0 feet, more or less, to an alley; thence with the margin of the same, easterly 43 feet 6 inches to the northwest corner of the property owned by Marie Gilbreath Thefft; thence with Marie Gilbreath Thefft's westerly line, southerly 168.0 feet, more or less, to the northerly margin of Jones Avenue; thence with the margin of the same, westerly 50.0 feet to the point of beginning.

Being the same property conveyed to Claudia L. Scott, unmarried, by Deed from Margaret A. Doody, unmarried, of record as Instrument No. 200001120004258 in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Claudia L. Scott, unmarried, to Claudia L. Scott, unmarried and Kevin S. Welch, unmarried, by Quit Claim Deed dated, July 25, 2001 of record as Instrument No. 20010731-0081212 in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **2710 Fairfax Avenue, Nashville, Tennessee 37212.**

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*****

Witness our hands this the 25th day of May, 2021.

Claudia L. Scott

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CLAUDIA L. SCOTT**, the within named bargainor, who produced _____ as identification, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of May, 2021.

_____
Notary Public
My Commission Expires: _____

The undersigned Notary Public hereby certifies that Claudia L. Scott, who produced driver's license as identification, signed this document in my presence.
Oslo tingrett, 25 May 2021

Notary Public
Herman Grieg Riisnæs
førstekonsulent

NOTARIUS PUBLICUS I OSLO

Witness our hands this the 2 day of March 2021.

Kevin S. Welch

STATE OF Tx)
COUNTY OF Collin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KEVIN S. WELCH**, the within named bargainor, who produced PASSPORT as identification, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Lynn C. Spivey
Notary Public
My Commission Expires: 9-14-2021

LYNN C. SPIVEY
My Notary ID # 123951036
Expires September 14, 2021

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