QUITCLAIM DEED

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 25 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-SB-FB-21-1118

Karen Johnson Davidson County
(AF Batch# 647535 DEEDQC
06/02/2021 11:16:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210602-0073787

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hayley Cresswell, unmarried	**New Owner**	
(NAME)	(NAME)	**082-03-0-039.00**
1001 N 6th St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **DAVID MORGAN, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAYLEY CRESSWELL, UNMARRIED** 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 a part of Lot 55 on the Plan of C.F. Sharpe & W.L. Horn's 2nd Subdivision of Lindsley Property N.E. Nashville of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The Northerly 2 feet of Lot 55 was sold off to F.P. Notgrass, a widower by Quitclaim Deed from Oscar Pointer and wife, Mary Elizabeth Pointer of record in book 6228, page 271, dated 1/24/1984, said Register's Office.

Being the same property conveyed to Michael J. McEachern and Amanda M. McEachern, husband and wife and Walter P. Wilson and Dolores Wilson, husband and wife by Warranty deed from Elizabeth Quiros-Loe and Jet S. Loe, husband and wife of record in Instrument No. 20140603-0047758 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014. (Value of consideration shown in aforementioned deed $161,500.00.).

Being the same property conveyed to David Morgan and Hayley Cresswell, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Michael J. McEachern and Amanda M. McEachern, husband and wife and Walter P. Wilson, unmarried of record in Instrument No. 20200214-0017177 Register's Office for Davidson County, Tennessee, dated February 05, 2020 and recorded on February 14, 2020. (Value of consideration shown in aforementioned deed $188,000.00.) Being also known as 1118 Joseph Ave Nashville, Tennessee 37207.

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: **1118 Joseph Ave, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25 day of May, 2021.

David Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MORGAN, 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 25th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212