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 June, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

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

Karen Johnson Davidson County
Batch# 666126 DEEDQC
06/28/2021 09:56:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210628-0086991

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)
William S. Garner	**New Owner**	
(NAME)	(NAME)	**084-14-0-161.00**
100 Dellrose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIFFANY GARNER, an unmarried woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM S. GARNER, an unmarried man,** hereinafter called the 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 Lot No. 31 on the Plan of Section Two, Donelson Meadows of record in Plat Book 2133, Page (s) 100 and 101, 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 William S. Garner and Tiffany Garner, husband and wife by Warranty deed from Forero Investments Corporation of record in Instrument No. 20190617-0058141 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 17, 2019. The said William S. Garner and Tiffany Garner having since divorced, the said Tiffany Garner does hereby convey any and all interest she may have in said property to Grantee pursuant to Final Divorce Decree of record in Case No. 2020-CV-19584 in the Chancery Court for Lawrence 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: **100 Dellrose Drive, Nashville, Tennessee 37214**.

Witness my hand this the 25 day of June, 2021.

Tiffany Garner

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY GARNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 of June, 2021.

Notary Public

My Commission Expires: 10/2/2023

(SEAL)

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

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