QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

Y-SB-SYN-21-4039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Erika L. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AF

Karen Johnson Davidson County
Batch# 675795 DEEDQC
07/13/2021 11:23:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210713-0093982

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Erika Louise Graves and Michael Graves, II	**New Owner**	
(NAME) **4039 Kings Lane,**	(NAME)	**058-14-0-015.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(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, **MICHAEL GRAVES, II**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIKA LOUISE GRAVES AND MICHAEL GRAVES, II, WIFE AND HUSBAND** 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. 176 on the Plan of Enchanted Hills, Section 4 of record in Plat Book 3842, Page 112, amended in Instrument No. 20010108-0002270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 176 fronts 185.00 feet on the Southerly side of kings Lane, and extends back between lines measuring 255.0 feet on the Easterly line and 241.9 feet on the Westerly line to a line in the rear, on which it measures 185.20 feet thereon.

Being the same property conveyed to Michael L. Graves and wife, Eleanor L. Graves by Warranty deed from American Mortgage Insurance Company, a North Carolina Corporation of record in Book 5360, page 237, Register's Office for Davidson County, Tennessee, dated October 31, 1978 and recorded on November 06, 1978.

Being the same property conveyed to Michael Graves II by Quitclaim deed from Eleanor J. Graves, unmarried of record in Instrument No. 20071002-0116941 Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on October 02, 2007.

Michael Graves, II, having since married. Purpose of this instrument is to add Michael Graves, II, spouse, Erika Louise Graves, to title.

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: **4039 Kings Lane, Nashville, Tennessee 37218**.

Witness my/our hand(s) this the 2 day of July, 2021.

Michael Graves, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GRAVES, II, 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 June, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37212
615-383-2903