Karen Johnson Davidson County
Batch# 680152 DEEDQC
07/20/2021 01:43:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210720-0097378

# 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 15 DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/26/2025 DICKSON COUNTY

O-SWBC-21-2107

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tiffany I. Mitchell and Eric Hjelmstad** | **Same as new owner** | |
| (NAME) **2107 Avalon Dr,** | (NAME) | 073-01-0-150.00 |
| (ADDRESS) **Nashville, TN 37216** | (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, **TIFFANY MITCHELL AND RACHEL V. DEMEO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIFFANY MITCHELL AND ERIC HJELMSTAD** 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. 25 on the Plan of Highland View of record in Plat Book 1424, Page 39, 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 Tiffany Mitchell, a single woman and Rachel V. Demo, a married woman by Warranty deed from Anna B. West and Zachary Barnes, a married Couple of record in Instrument No. 20180507-0043179 Register's Office for Davidson County, Tennessee, dated May 03, 2018 and recorded on May 07, 2018. (Value of consideration shown in aforementioned deed $300,000.00.) Being also known as 2107 Avalon Dr Nashville, Tennessee 37216.

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: **2107 Avalon Dr, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 15th day of July, 2021.

Tiffany Mitchell

Rachel V. Demeo

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY MITCHELL, 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 15th day of July, 2021.

Notary Public
My Commission Expires: Feb 5, 2022
(SEAL)

PATRICK A. MINIARD
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # 594609
MY COMMISSION EXPIRES FEB. 5, 2022

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL V. DEMEO, 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 15th day of July, 2021.

Notary Public
My Commission Expires: Feb 5, 2022
(SEAL)

PATRICK A. MINIARD
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # 594609
MY COMMISSION EXPIRES FEB. 5, 2022

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

I, William E. Grones, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/2021 (date of document).

Affiant Signature

Date 7/16/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY