Karen Johnson Davidson County
Batch# 680877 DEEDQC
07/21/2021 02:27:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210721-0098002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 8-20-2024
(AFFIX SEAL)

PATRICIA J. PARSONS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

O-SB-KD-21-1604

THIS INSTRUMENT WAS PREPARED BY

Rudy Title + Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CONNOR KENNEDY	CONNOR KENNEDY	
(NAME)	(NAME)	
5111 STONELEIGH CIRCLE	5111 STONELEIGH CIRCLE	080-04-0-003.00
(ADDRESS)	(ADDRESS)	
BRENTWOOD, TN 37027	BRENTWOOD, TN 37027	
(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, **PAUL SIMIYU, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CONNOR KENNEDY** 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 the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 14 on the Map of the Subdivision of A.T. Putman's 7-1/2 acre tract, not of record, described according to a survey made by John M. Sullivan, County Surveyor, October 5, 1946, as follows: Beginning on the southerly margin of Ashton Avenue at the northeast corner of the property conveyed to Edgar Nason Clark and wife, by Deed from A.T. Putman and wife, of record in Book 1533, Page 232, said Register's Office; thence with the southerly margin of said Avenue, Northeastwardly 70 feet to the corner of Lots Nos. 13 and 14 on said Map; thence with the line between said Lot Nos. 13 and 14, Southeastwardly 224.9 feet to the southwest corner of said Lot No. 13; thence Southwestwardly 70 feet to said Clark's southeast corner; thence with said Clark's eastern boundary line, Northwestwardly 224.8 feet to the beginning.

Being the same property conveyed to Paul Simiyu, unmarried by Warranty Deed from Donil L. Haines, unmarried and Jessica Haines, unmarried of record in Instrument Number 20210323-0038427, Register's Office for Davidson, 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: 1604 Ashton Ave, Nashville, Tennessee 37218.

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

PAUL SIMIYU

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL SIMIYU, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 th of July, 2021.

Notary Public
My Commission Expires: 8-20-2024
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

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

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