QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 682630 DEEDQC
07/23/2021 11:21:11 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210723-0099123

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION 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: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barry Rigby	**Same**	
(NAME)	(NAME)	
1618 14th Ave N		**081-11-0-512-00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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,

BARRY RIGBY AND MAYANNE DOWNS ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARRY RIGBY, UNMARRIED ("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 SOUTHERLY 50 FEET OF LOT NO. 202 ON THE PLAN OF D.T. MCGAVOCK AND OTHERS ADDITION TO THE TOWN OF MCGAVOCK OF RECORD IN PLAT BOOK 21, PAGE 41, 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 PART OF LOT NO. 202 FRONTS 50 FEET ON THE EASTERLY SIDE OF 14TH AVENUE NORTH FORMERLY ALBERTA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BARRY RIGBY AND MAYANNE DOWNS, BOTH UNMARRIED AS TENANTS IN COMMON BY WARRANTY DEED FROM FUNEZ REALTY INVESTMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT NO. 20190325-0026915 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 22, 2019 AND RECORDED ON MARCH 25, 2019.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****

This is **improved** property known as: **1618 14th Avenue North, Nashville, TN 37208**

Witness our hands this the 15th day of July, 2021.

BARRY RIGBY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARRY RIGBY**, 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 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: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this the 7 day of July, 2021.

MAYANNE DOWNS

STATE OF Florida)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MAYANNE DOWNS**, 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 7 day of July, 2021.

Notary Public
My Commission Expires:

CYNTHIA L. GARNER
Notary Public, State of Florida
My comm. expires June 20, 2023
No. GG 346897
Bonded thru Ashton Agency, Inc. (800)451-4854