Karen Johnson Davidson County
Batch# 697550 DEEDQC
08/16/2021 07:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210816-0109911

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 11 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-06-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Matthew Velichko	**NEW OWNER**	
(NAME)	(NAME)	
1029 N 6th St		**082040G00100CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, IAN T. MCEWEN, single, and JOHN H. MCEWEN, married, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto MATTHEW VELICHKO, single, ("Grantee") his 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 Unit A, as shown on the Plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for the O.I.C. 1029 N. 6th St., a horizontal property regime with private elements, as shown of record in Instrument No. 20200803-0058026, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Property.

Being the same property conveyed to Matthew Velichko by Warranty Deed from Ryan Paige and Grace Kim, of record at Instrument No. 20200818-0092863, Register's Office Davidson County, Tennessee, the legal description of which was corrected by a Deed of Correction of record at Instrument No. 20201029-0125835, Register's Office Davidson County, Tennessee.

THIS INSTRUMENT IS PREPARED FOR THE PURPOSE OF CLARIFYING THE CHAIN OF TITLE. BEGINNING WITH A WARRANTY DEED FROM KELLY TIPLER AND JOHN HOOD TO JACOB DANIEL SIDLEY, INSTRUMENT NO. 20110506-0035149, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE, ALL SUBSEQUENT DEEDS INCORRECTLY REFERRED TO THIS PARCEL AS "BEING LOT NO. 20" INSTEAD OF *ONLY* THE SOUTHERLY ONE-HALF OF LOT NO. 20. GRANTOR HEREUNDER DISCLAIMS ANY AND ALL INTEREST IN THE NORTHERN ONE-HALF OF SAID LOT NO. 20.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This instrument was prepared with information supplied by the parties. 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: 1029 N 6th St, Nashville, TN 37207

Witness our hands this the 11 day of May, 2021.

Ian T. McEwen

STATE OF)
COUNTY OF)

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

Witness my hand and official seal this the 11 day of May, 2021.

Notary Public
My Commission Expires:

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

John H. McEwen
(This is not nor has ever been the residence of Grantor John H. McEwen)

STATE OF Montana)
COUNTY OF Lewis & Clark)

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

Witness my hand and official seal this the 30 day of April, 2021.

Notary Public
My Commission Expires:

R CONNIE ROBINSON
Notary Public
for the State of Montana
Residing at:
East Helena, Montana
My Commission Expires:
July 22, 2024

R CONNIE ROBINSON NOTARIAL SEAL STATE OF MONTANA

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 05/11/2021 (date of document).

Jennifer Russell
Affiant Signature

8/13/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

