Karen Johnson Davidson County
Batch# 708768 DEEDQC
09/01/2021 12:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210901-0117929

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Stephanie Waddell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2021

Katherine Vincent
Notary Public

MY COMMISSION EXPIRES: 3-3-2025
(AFFIX SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/03/2025
DAVIDSON COUNTY

Y-FNB-21-616

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)
James Franklin Eyler	**New Owner**	
(NAME)	(NAME)	**097-05-0-010.00**
616 Larchwood Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **ESMERALDA EYLER**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES FRANKLIN EYLER, AKA JAMES EYLER, HIS SOLE AND SEPARATE PROPERTY**, 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. 40 on the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, 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 James Eyler and Esmeralda Eyler, husband and wife by Warranty deed from Kenneth Nighbert and Erika Nighbert, husband and wife of record in Instrument No. 20180118-0005298 Register's Office for Davidson County, Tennessee, dated January 12, 2018 and recorded on January 18, 2018.

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: **616 Larchwood Dr, Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 26 day of August, 2021.

Esmeralda Eyler

STATE OF MD
COUNTY OF Frederick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ESMERALDA EYLER, 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 26 of August, 2021.

Notary Public
My Commission Expires: 2/25/2023

(SEAL)

SANTIAGO LOPEZ
NOTARY PUBLIC
FREDERICK COUNTY, MD

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue S
Nashville, TN 37206
615-383-2903

I, Stephanie Woodall, 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 08/26/2021 (date of document).

Stephanie Woodall

Affiant Signature

Date 08/26/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2021.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

