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 24th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7-9-2024

W-CSB-21-921

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Audry M. Badeaux and Nicholas P. Badeaux, wife and husband	NO OWNER	
(NAME)	(NAME)	**072-13-178.00**
921 Strouse Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **AUDRY M. BADEAUX F/K/A AUDRY A. MOODY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUDRY M. BADEAUX AND NICHOLAS P. BADEAUX, WIFE AND HUSBAND** 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, and being the West parts of Lot Nos. 244 and 245, Revision or Part of Trevecca, as shown on survey and plat of same appearing of record in Plat Book 421, page 169, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Said pans of Lots front 78 feet on the North side of Strouse Avenue, and runs back between lines, 122 feet more or less on the East line and 143 feet more or less on the West line, along the East margin of a 15-foot alley, to a dead line in the rear which the measure 75 feet.

Being the same property conveyed to Audry A. Moody, an unmarried woman by Warranty Deed from Christy M. Boyd, unmarried of record in Instrument No. 20140513-0040813 Register's Office for Davidson County, Tennessee, dated May 08, 2014 and recorded on May 13, 2014.

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: **921 Strouse Ave, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 708769 **DEEDQC**
09/01/2021 12:34:12 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210901-0117930

Witness my/our hand(s) this the 24th day of August, 2021.

Audry M. Badeaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUDRY M. BADEAUX, 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 24th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212