QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 718245 DEEDQC
09/16/2021 12:31:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210916-0124690

STATE OF North Carolina
COUNTY OF Cleveland)

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

Vicki Sue Haren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF November, 2020.

Brittney N York
Notary Public

MY COMMISSION EXPIRES: 04/06/2022 (AFFIX SEAL)

BRITTNEY N. YORK NOTARY PUBLIC CLEVELAND COUNTY, NORTH CAROLINA

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)
Vicki Sue Haren & Brian Clark Dwan Revocable Trust	**New Owner**	
(NAME)	(NAME)	
1302 Ashwood Ave		**105-13-24.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN C. DWAN AND WIFE, VICKI SUE HAREN,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **VICKI SUE HAREN AND BRIAN CLARK DWAN, CO-TRUSTEES OF THE VICKI SUE HAREN AND BRIAN CLARK DWAN REVOCABLE TRUST,** hereinafter called the Grantees, 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 the East end of Lot No. 325 and the West 5.0 feet of Lot No. 326 on the Map of the Re-subdivision of the Belmont Land Company's Subdivision, as of record in Book 421, page 71, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 50.00 feet on the North side of Ashwood Avenue and run back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Brian C. Dwan by Warranty Deed from Raoul A. Russell, of record in Instrument No. 20110909-0069991, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Brian C. Dwan and Vicki Sue Haren, husband and wife, by Quitclaim Deed from Brian C. Dwan, a married man, of record in Instrument No. 20120724-0064852, in the Register's Office for Davidson County, Tennessee. Brian C. Dwan is one and the same as Brian Clark Dwan.

This conveyance is subject to:
• Any and all existing easements and restrictions as shown of record not stated herein.

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: 1302 Ashwood Avenue, Nashville, TN 37212.

Witness our hands this the 18 of November, 2020.

Brian C. Dwan

Vicki Sue Haren

STATE OF North Carolina)

COUNTY OF Cleveland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian C. Dwan and Vicki Sue Haren, the within named bargainors, 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 18 of November, 2020.

Notary Public

My Commission Expires: 04/06/2022

(SEAL)

BRITTNEY N. YORK
NOTARY PUBLIC
CLEVELAND COUNTY, NORTH CAROLINA

RETURN TO:
Brian C. Dwan & Vicki Sue Haren
1302 Ashwood Ave
Nashville, TN 37212