This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-9961-RR

Karen Johnson Davidson County
Batch# 728916 DEEDQC
10/01/2021 12:50:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211001-0132441

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-9961-RR

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Rachelle Oser
Affiant

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of September, 2020

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Ross Cronin 628 Monte Carlo Dr. Nashville, TN 37013	New Owner	173-01-0-037.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, **Brian Ross Cronin, unmarried** ("Grantor") do/does hereby quitclaim and convey unto **Brian Ross Cronin, unmarried and Rachelle Oser, unmarried, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Monte Carlo Estates, Section 1 of record in Plat Book 4675, Page 68, 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 Eden Elizabeth Fenley by Quitclaim deed from David N. Fenley of record in Instrument No. 20190122-0006212 Register's Office for Davidson County, Tennessee, dated January 15, 2019 and recorded on January 22, 2019.

Being the same property conveyed to Brian Ross Cronin by Warranty Deed from Eden Elizabeth Fenley of record in Instrument No. 20201214-0147399 Register's Office for Davidson County, Tennessee, dated December 3, 2020 and recorded on December 14, 2020.

This is improved property located at: **628 Monte Carlo Drive, Nashville, TN 37013**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

Brian Ross Cronin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brian Ross Cronin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021. RR

Notary Public
My Commission expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Rozalind Ruth, do hereby make oath that I am 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 9/30/2021.

Affiant Signature

9/30/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of September, 2021..

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

