QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 729001 DEEDQC
10/01/2021 02:56:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211001-0132556

W-SB-21-2502

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

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 Sept, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/9/24

(AFFIX SEAL)

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)
Thomas Connor Carroll and Ann C. Himmelhaver, husband and wife	**New Owner**	
(NAME)	(NAME)	**073-09-0-016.00**
2502 Sandy Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **THOMAS CONNOR CARROLL, MARRIED AND THOMAS MATTHEW CARROLL, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS CONNOR CARROLL AND ANN C. HIMMELHAVER, HUSBAND AND WIFE** 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. 21 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for said County.

Said loft fronts 88 feet on the Easterly side of Sandy Drive and runs back between parallel lines, 170 feet to a dead line.

Being the same property conveyed to Thomas Connor Carroll, unmarried and Thomas Matthew Carroll, married as Tenants in Common with Right of Survivorship by Warranty Deed from Robert Carl Murphy, married of record in Instrument No. 20150825-0085507 Register's Office for Davidson County, Tennessee, dated August 21, 2015 and recorded on August 25, 2015. The herein described property is not now nor ever has been the principal place of residence of the grantor, Thomas Matthew Carroll.

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: **2502 Sandy Dr, Nashville, Tennessee 37216**.

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

Thomas Matthew Carroll

Thomas Matthew Carroll

STATE OF OHIO
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS MATTHEW CONNOR, 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 24 th of September, 2021.

Notary Public
My Commission Expires 12/26/2021
(SEAL)



JENNIFER HAYNES
Notary Public, State of Ohio
My Commission Expires
12/26/2021

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

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

Thomas Connor Carroll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS CONNOR CARROLL, 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 September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

