QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF November, 2021.

William E. Grones
Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/07/2023 DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 775496 DEEDQC
12/16/2021 03:03:29 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211216-0166688

THIS INSTRUMENT WAS PREPARED BY (and return to):

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Derek F. Bahr	**Same**	
(NAME)	(NAME)	
3724 Tibbs Drive		**133-06-0-209.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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,

CATHERINE T. BAHR, UNMARRIED AND DEREK F. BAHR, UNMARRIED ("GRANTOR")

HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEREK F. BAHR, UNMARRIED ("GRANTEE")

HIS 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. 13 ON THE PLAN OF LEONARD HEIGHTS OF RECORD IN PLAT BOOK 2330, PAGE 15, IN THE REGISTER'S OFFICE.

SAID LOT NO. 13 FRONTS 70 FEET ON THE EASTERLY SIDE OF TIBBS DRIVE AND EXTENDS BACK 162.5 FEET ON THE NORTH LINE, WHICH IS A BROKEN LINE, AND 141.5 FEET ON THE SOUTH LINE, TO A DEAD LINE, MEASURING 98 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DEREK F. BAHR, UNMARRIED, CATHERINE T. BAHR, UNMARRIED AND TERRY G. SLADE, UNMARRIED, AS JOINT TENANTS WITH THE RIGHT SURVIVORSHIP BY WARRANTY DEED FROM THIS IS HOUSE WE DO IT, LLC OF RECORD IN INSTRUMENT NO. 20150716-0069420, SCRIVENERS AFFIDAVIT RECORDED ON FEBRUARY 25, 2021 INSTRUMENT NO. 20210225-0023597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 02, 2015 AND RECORDED ON JULY 16, 2015.

BEING THE SAME PROPERTY CONVEYED TO DEREK F. BAHR, UNMARRIED, CATHERINE T. BAHR, UNMARRIED BY QUITCLAIM DEED FROM TERRY G. SLADE, UNMARRIED OF RECORD IN INSTRUMENT NO. 20211123-0155528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3724 Tibbs Drive, Nashville, TN 37211**

Witness our hands this the 11 day of November, 2021.

CATHERINE T. BAHR

DEREK F. BAHR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CATHERINE T. BAHR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of November, 2021.

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEREK F. BAHR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of November, 2021.

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY