# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 780715 DEEDQC
12/28/2021 02:00:33 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20211228-0170613

BS-PRM-21-1030

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 28th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/2024

(AFFIX SEAL)

DONNA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

**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) |
|---|---|---|
| **Lafayette Richardson and Judith Richardson** | New Owner | |
| (NAME) | (NAME) | **083-01-0-209.00** |
| **1030 Granada Avenue,** | | |
| (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, **LAFAYETTE RICHARDSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAFAYETTE RICHARDSON AND JUDITH RICHARDSON, 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. 11 on the Plan of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the southerly side of Grand Avenue and runs back between parallel lines with the westerly margin of Remmel Street 150 feet to a dead line.

Being the same property conveyed to Lafayette Richardson, a single person by Warranty deed from Kevin Mckenna and Wife, Dottie Mckenna of record in Book 11512, page 288, Register's Office for Davidson County, Tennessee, dated June 01, 1999 and recorded on June 04, 1999. (Value or consideration shown in aforementioned deed $90,000.00.)

Being also known as 1030 Granada Avenue Nashville, Tennessee 37206.

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: **1030 Granada Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 21 day of December, 2021.

Lafayette Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAFAYETTE RICHARDSON, 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 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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