Karen Johnson Davidson County
Batch# 781826 DEEDQC
12/30/2021 11:11:26 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20211230-0171783

QUITCLAIM DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

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)
THOMAS NATHAN TALLEY AND AMY FLORENCE TALLEY	**Same**	**015 13 0A 005.00**
(NAME) **916 Fancher Lane**	(NAME)	
(ADDRESS) **Joelton, TN 37080**	(ADDRESS)	
(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 NATHAN TALLEY, UNMARRIED AND AMY EVANS, UNMARRIED, AS TENANTS IN COMMON ("GRANTOR")

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

THOMAS NATHAN TALLEY AND AMY FLORENCE TALLEY, HUSBAND AND WIFE ("GRANTEE")

ITS/HIS/HER/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. 5 ON THE FALLS SUBDIVISION (CLUSTER LOT), OF RECORD IN INSTRUMENT NO. 20191015-0105302, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO THOMAS NATHAN TALLEY, UNMARRIED AND AMY EVANS, UNMARRIED, AS TENANTS IN COMMON, BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, OF RECORD IN INSTRUMENT NO. 20201223-0153025, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 21, 2020 AND RECORDED ON DECEMBER 23, 2020 (VALUE OR CONSIDERATION SHOWN IN AFOREMENTIONED DEED $385,170.00).

THE SAID AMY EVANS, HAVING SINCE MARRIED THOMAS NATHAN TALLEY, IS NOW KNOWN AS AMY FLORENCE TALLEY.

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: **916 Fancher Lane, Joelton, Tennessee 37080**

Witness our hands this the 22nd day of Dec., 2021.

THOMAS NATHAN TALLEY

AMY FLORENCE TALLEY F/K/A AMY EVANS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS NATHAN TALLEY** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of Dec., 2021.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY FLORENCE TALLEY F/K/A AMY EVANS** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of Dec., 2021.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY