QUITCLAIM DEED

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 2 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 800260 DEEDQC
02/04/2022 10:32:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220204-0013136

THIS INSTRUMENT WAS PREPARED BY
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)
Danny L. Talley	**New Owner**	
(NAME)	(NAME)	**Part of 072-09-0-376.00**
901 McClurkan Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Danny L. Talley** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Danny L. Talley**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR LOT 61.

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Map of Springdale Subdivision of record in Book 974, Page 18, 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 Danny L. Talley and wife, Sylvia G. Talley by Warranty deed from William Slonecker, Executor and Carlyle Apple, Associate Executor of the Estate of Richard M. Gunn, deceased of record in Book 9712, page 133 Register's Office for Davidson County , Tennessee, dated June 21, 1995 and recorded on June 26, 1995.

The said Sylvia G. Talley having died on or about May 10, 2014, leaving Danny L. Talley as surviving tenant by the entirety.

This is
( ) unimproved
(X) improved

Property known as PART OF **901 McClurkan Ave Nashville, TN 37206.**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 2 day of February **2022.**

Danny L. Talley
Danny L. Talley

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Danny L. 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 2nd day of February, 2022.

Brittany Stewart
Notary Public
My Commission Expires: 11-3-2025

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212