Karen Johnson Davidson County
Batch# 800267 DEEDQC
02/04/2022 10:35:33 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220204-0013139

**THIS INSTRUMENT PREPARED BY:**

**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd**
**Suite 130**
**Nashville, TN 37215**

*No title search was performed in preparation of this Quitclaim Deed.*

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2022.

Notary Public

My Commission Expires: _____

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 202

## QUITCLAIM DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Laura J. McClure and Ryan Peter McClure<br>14640 Seneca Road<br>Darnestown, MD 20874 | New Owner | Map and Parcel No.:<br>091-08-0S-001.00 |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Laura J. McClure, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Laura J. McClure, unmarried, and Ryan Peter McClure, unmarried, joint tenants with rights of survivorship**, their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, 4524 Michigan Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 4524 Michigan Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170306-0022119, 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 Laura J. McClure, unmarried by Warranty Deed from Thomas Morgan Kyle and Rachel Kyle, husband and wife, dated December 3, 2021 and recorded December 7, 2021 in Instrument No. 20211207-0162294, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **4524 Michigan Avenue, Nashville, TN 37209**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of Jan, 2022.

**Laura J. McClure**

STATE OF Maryland )
COUNTY OF Montgomery )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Laura J. McClure**, 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, at Office, this 22 day of JAN, 2022.

Andrew E. Fyfe
Notary Public

My Commission Expires: 10/31/2022

ANDREW E. FYFE
Notary Public-Maryland
Montgomery County
My Commission Expires
October 31, 2022