QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 806558 DEEDQC
02/16/2022 08:51:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220216-0017808

O-SWBC-22-524

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 11th DAY OF February 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RACHEL DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jon Ross Hanks and Ievgeniia Hanks	**NEW OWNER**	
(NAME)	(NAME)	**136-14-0-074.00**
524 Bluewater Dr,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **JON ROSS HANKS AND CLAUDIA A. TIDWELL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JON ROSS HANKS AND IEVGENIIA HANKS, 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. 114, on the Plan of Castlegate Subdivision, Section 1, of record in Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John Ross Hanks and Claudia A. Tidwell, tenants in common with rights of survivorship by Warranty deed from Cory M. Porter and unmarried man and David W. Porter a married man of record in Instrument No. 20190124-0006938 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 24, 2019. **Jon Ross Hanks' name was erroneously spelled as John Ross Hanks in the Warranty Deed recorded in 20190124-0006938.**

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: **524 Bluewater Dr, Nashville, Tennessee 37217**.

Witness my/our hand(s) this the 7 day of February, 2022.

Jon Ross Hanks

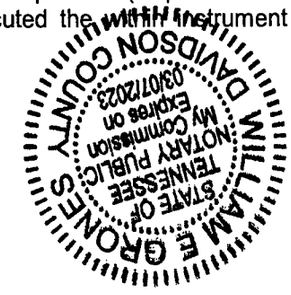
Claudia A. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON ROSS HANKS, 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 7th of February, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

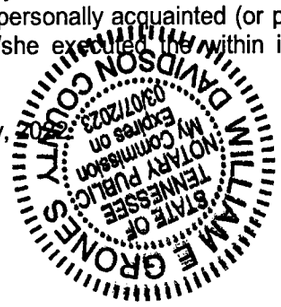


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDIA A. TIDWELL, 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 7th of February, 2022.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:

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