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 24 DAY OF March, 2022

Notary Public

MY COMMISSION EXPIRES: 10/02/2023
(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

G-SB-22-1307A

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)
Shonna J. Perdue	**New Owner**	
(NAME)	(NAME)	**071-15-0-213.00**
1307 A Stainback 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 and pursuant to the Final Decree of Divorce entered in Third Circuit Court Davidson County,Tennessee, under Docket No. 17D1100, **BRANDON L. PERDUE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHONNA J. PERDUE, A SINGLE WOMAN** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 110 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee. Said Lot No. 110 front 25 feet on the Easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley and as described on boundary survey of Marty Cantrell, RLS #1638 dated August 15, 2014.

Being the same property conveyed to Brandon L. Perdue and wife, Shonna J. Perdue by Warranty deed from Skyview Property Group, LLC, a Tennessee limited liability company of record in Instrument No. 20160712-0071171 Register's Office for Davidson County, Tennessee, dated July 07, 2016 and recorded on July 12, 2016. (Value of consideration shown in aforementioned deed $349,900.00.) Being also known as 1307 A Stainback 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: **1307 A Stainback Avenue, Nashville, Tennessee 37206**.

Karen Johnson Davidson County
Batch# 833125 **DEEDQC**
04/01/2022 11:28:36 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0038015

Witness my/our hand(s) this the 31st day of March, 2022

Brandon L. Perdue

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON L. PERDUE, 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 31st of March, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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