Karen Johnson Davidson
Batch# 851353 DEEDQC
05/05/2022 12:11:41 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220505-0052056

QUITCLAIM DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-26-2024

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 2nd DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Robert L. Williams and Marian D. Greer	**NEW OWNER**	
(NAME)	(NAME)	
1539 12th Ave N		**Parcel ID:** **TRACT 1: 08111058500** **TRACT 2: 08111058400**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantor(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT L. WILLIAMS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT L. WILLIAMS, single and MARIAN D. GREER, single as TENANTS WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT 1 (1539 12TH AVE N. NASHVILLE, TN 37208):

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 174, in McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the Town of McGovock, a Plan of which is the record in Book 21, page 41, said Register's Office. Said Southerly half of Lot No. 174 fronts 25 feet on the westerly side of 12th Avenue, North formerly Florence Street, and runs back between parallel line 154 feet to an alley. Being the same property conveyed to William Hollis, soley, by Deed dated September 26, 1990 from Martha E. Ladd, a widow, of record in Book 8205, page 679, Register's Office for Davidson County, Tennessee.

AND

TRACT 2 (1541 12TH AVE N. NASHVILLE, TN 37208):

Being the Northerly one half (1/2) of Lot No. 174, in the plan of the Town of McGavock as of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee Said Northerly one half (1/2) of Lot number 174, fronts twenty five (25) feet on the westerly side of 12th Avenue North, formerly Florence Street, and runs back between parallel line one hundred fifty-four (154) feet to an alley. Being the same property conveyed to William D. Hollis, by Deed dated December 1, 1994, from Joetta Carroll, and Delores (Carroll) Scott of record in Book 9549, Page 14, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Robert L. Williams and wife, Claudia E. Williams by Warranty deed recorded in instrument number 20100730-0059842 at the Register's Office for Davidson County, Tennessee. Said Claudia E. Williams having since died on June 14, 2018 leaving Robert L. Williams as surviving tenant by the entirety.

This Instrument was prepared with information supplied by the Grantors. 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: **1539 12th Ave N. & 1541 12th Ave N. Nashville, TN 37208**.

Witness my/our hand(s) this the 29th day of April, 2022.

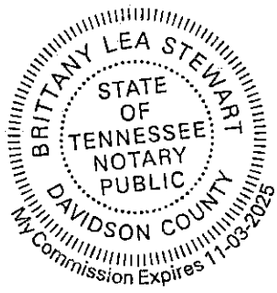
Robert Williams
Robert L. Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. WILLIAMS, the within named bargainer, 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 29th day of April, 2022.

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



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