QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 854298 DEEDQC
05/12/2022 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220512-0054835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2024

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Savannah Rose Welch	**Same**	
(NAME)	(NAME)	**07202002500**
1023 Iverson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37216		
(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,

SAVANNAH ROSE WELCH AND WILLIAM MCKINNEY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

SAVANNAH ROSE WELCH, UNMARRIED ("GRANTEE")

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. 91 ON THE MAP OF MAYNOR PLACE, AS OF RECORD IN BOOK 843, PAGE 243, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 91 FRONTS 60 FEET ON THE NORTHERLY MARGIN OF IVERSON AVENUE AND EXTENDS BACK 164.2 FEET ON THE WESTERLY LINE AND 170.7 FEET ON THE EASTERLY LINE TO A REAR LOT LINE WHICH MEASURES 60.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SAVANNAH ROSE WELCH AND WILLIAM MCKINNEY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM JASON VANDERMARK AND ELIZABETH FULGHUM, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NUMBER 20210125-0010289, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1023 Iverson Avenue, Nashville, TN 37216**

Witness our hands this the 4th day of May, 2022.

Savannah Rose Welch

William McKinney

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Savannah Rose Welch**, the within named bargainor, 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 and official seal, this the 4th day of January, 2022.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William McKinney**, 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 4th day of May, 2022.

Notary Public
My Commission Expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Certificate of Authenticity

I, Ryan Lux, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/4/22.

Date

Affiant Signature

5/4/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of May, 2022.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)