QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 859312 DEEDQC
05/20/2022 07:59:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220520-0058394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Garside & Hunter, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Targun and Megan Targun (NAME)	**New Owner** (NAME)	
2109 Natchez Trace (ADDRESS)	2109 Natchez Trace (ADDRESS)	**094-01-0-339.00**
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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,

PHIL TARGUN AND MEGAN TARGUN, HUSBAND AND WIFE ("GRANTOR")

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

PHILLIP TARGUN AND MEGAN TARGUN, HUSBAND AND WIFE ("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. 55, ON THE PLAN OF SECTION ONE, REVISED, SHELBY HEIGHTS, OF RECORD IN PLAT BOOK 2330, PAGE 171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF SOUTH 14TH STREET AND EXTENDS BACK 150 FEET ON THE NORTHERLY LINE AND 142.6 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 67.6 FEET.

BEING THE SAME PROPERTY CONVEYED TO PHIL TARGUN AND MEGAN TARGUN, HUSBAND AND WIFE, BY WARRANTY DEED FROM JOAN VINGE, MARRIED, AND JOSHUA FRENKEL AND CAROLYN FRENKEL, HUSBAND AND WIFE, AS JOINT TENANTS, OF RECORD IN INSTRUMENT NUMBER 20220216-0018302, 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: **911 S. 14th Street, Nashville, TN 37206**

Witness our hands this the 6 day of May, 2022.

Phil Targun (AKA Phillip Targun)

Megan Targun

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Phil Targun (AKA Phillip Targun)**, 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 6 day of May, 2022.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Megan Targun**, 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 6 day of May, 2022.

Notary Public
My Commission Expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 5/6/22.

Date

Emily Manno

Affiant Signature

5/6/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of May, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202205200058394