QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 869489 DEEDQC
06/10/2022 11:00:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220610-0066312

RT-QCD-22-704

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 June, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Logan C.E. Bell STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
KIERSTON N. CARNES AND ERIC MICHAEL ROMANYK	**Same**	**05202009900**
(NAME)	(NAME)	
704 Carmel Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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,

ANN T. CARNES, WIDOWED ("GRANTOR")

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

KIERSTON N. CARNES AND ERIC MICHAEL ROMANYK, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

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 THE EASTERLY 20 FEET OF LOT NO. 22 AND THE WESTERLY 40 FEET OF LOT NO. 23, BLOCK "C", ON THE REVISED MAP OF RAINBOW TERRACE SUBDIVISION, OF RECORD IN BOOK 1130, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 60 FEET ON THE SOUTHERLY SIDE OF CARMEL AVENUE AND RUN BACK BETWEEN PARALLEL LINES 145 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO KIERSTON N. CARNES, A SINGLE WOMAN, MALLORY P. CARNES AND ANN T. CARNES, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM JIM H. BROWN AND WIFE MARY L. BROWN, OF RECORD IN INSTRUMENT NUMBER 201411250108400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE SAID MALLORY P. CARNES HAS SINCE DIED TESTATE ON MARCH 30TH, 2018, LEAVING SAID PROPERTY TO KIERSTON N. CARNES AND ANN T. CARNES AS HIS SURVIVNG TENANTS IN COMMON BY RIGHTS OF SURVIVORSHIP.

THE PURPOSE OF THIS CONVEYANCE IS TO TRANSFER ANY AND ALL INTEREST in

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: **704 Carmel Avenue, Madison, TN 37115**

Witness our hands this the 2 day of JUNE, 2022.

Ann T. Carnes
ANN T. CARNES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANN T. CARNES** 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 2 day of JUNE, 2022.

Notary Public

My Commission Expires: 02/22/2026

JAVIER UGAS
Notary Public
State of Florida
Comm# HH23264
Expires 2/22/20