QUITCLAIM DEED

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

J-TI-22-3

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 22 DAY OF July 2022

Notary Public

MY COMMISSION EXPIRES: _____

(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)
Justin Jones	**NEW OWNER**	
(NAME)	(NAME)	**093-16-0-382.00**
3 Decatur St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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, **KEVIN DANIEL WASHINGTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JUSTIN JONES,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to 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. 12 on Block "G" of the Hermitage Addition, Nashville, Tennessee, as per plan recorded in Book 57, Pages 42 and 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the east side of Decatur Street and runs back eastwardly at right angles to Decatur Street 150 feet on the north side to an alley in the rear and on the south side said lot runs back about 125 feet to Meredith Avenue upon which it fronts 38.56 feet.

Being the same property conveyed to Kevin Daniel Washington of record by installement deed in Instrument Number 20111006-77589, Register's Office for Davidson County, Tennessee.

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: **3 Decatur St, Nashville, Tennessee 37210**.

Karen Johnson Davidson County
Batch# 893864 **DEEDQC**
07/26/2022 11:26:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220726-0085247

Witness my/our hand(s) this the 13 day of July , 2022.

Kevin Daniel Washington

STATE OF California
COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN DANIEL WASHINGTON, 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 13th July of ~~June~~, 2022.
JR

Notary Public
My Commission Expires: July 16, 2025
(SEAL)

JOSHUA J. RAMBERG
Notary Public - California
Riverside County
Commission # 2365931
My Comm. Expires Jul 16, 2025

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