QUITCLAIM DEED

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

QCD-JG-3012

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)
James Randell Cherry, Jr., a married man	**New Owner**	
(NAME)	(NAME)	**09206016100**
109 Spence Lane,		
(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, **JAMES RANDELL CHERRY, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does hereby convey, assign, and quitclaim unto **JAMES RANDELL CHERRY, JR., A MARRIED MAN** 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:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE MAP & PARCEL NO. FOR EACH LOT.

Land in Davidson County, Tennessee, being Lot No. 1 and 2 of Block "B" on the map of Fisk University Place, as of record in Book 421, Page 4 and 5, Register's Office for said County.

Said Lot Nos. 1 and 2 front together 50 feet on the Northerly side of Batavia formerly Zollicoffer Street and runs back between parallel lines with the Easterly margin of an alley 150 feet, more or less, to an alley in the rear.

Being the same property conveyed to James Randall Cherry, Jr., a married man by Warranty Deed as of record in Instrument No. 20220414-0043707, 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 **unimproved** property known as: **3012 Batavia Street, Nashville, Tennessee 37209**.

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

20220726-0085256

Witness my/our hand(s) this the 8 day of July, 2022

James Randell Cherry, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES RANDELL CHERRY, JR., 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 8 July 2022

Notary Public
My Commission Expires: 10/2/2025
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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