QUITCLAIM DEED

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 Aug, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

LF-QCD-22-1721

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)
Richard C Urbano	**NEW OWNER**	
(NAME)	(NAME)	**104-16-0**
1721 Linden Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **RICHARD C. URBANO, MARRIED** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RICHARD C. URBANO, MARRIED** 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 the east fifty-five (55) feet of Lot No. 102 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of recordin Book 332, page 56, in the Register's Office for Davidson County, Tennessee. Said east part of said Lot No. 102 fronts fifty-five (55) feet on the south side of Linden Avenue, west and runs back between parallel lines and with the westerly line of Lot No. 103 on said Plan 192.5 feet, more or less, to an alley in the rear.

Being the same property conveyed to Richard C. Urbano and Mary T. Urbano by Warranty Deed of record in Book 11377 Page 585, Register's Office for Davidson County, Tennessee.

Mary T. Urbano having since died August 27, 2015. Her rights passed to Richard C. Urbano through right of survivorship.

Richard C. Urbano having since married Mary Ellen Lothamer. The said property is a principal residence.

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: **1721 Linden Ave, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 908987 **DEEDQC**
08/26/2022 02:31:13 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220826-0096704

Witness my/our hand(s) this the 29 day of July, 2022

Richard C. Urbano

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD C. URBANO, 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 29 day of July, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
GABRIEL LUTZ

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

Witness my/our hand(s) this the 24th day of Aug, 2022.

Mary Ellen Lothamer

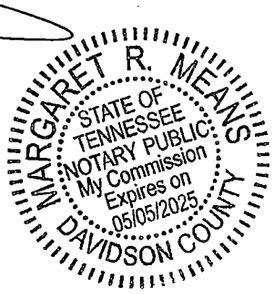
Mary Ellen Lothamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ELLEN LOTHAMER, 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 24th day of Aug, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



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