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 4th DAY OF Oct, 20 22

Notary Public

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

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

LF-QCD-22-1012

THIS INSTRUMENT WAS PREPARED BY
Ruby 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)
Aljean Sweat and Marlon Sweat	**NEW OWNER**	
(NAME)	(NAME)	**08203034500**
1012 Stainback Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ALJEAN SWEAT,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALJEAN SWEAT, UNMARRIED, AND MARLON SWEAT, UNMARRIED. AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** 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 83, Sharpe & Horns 1st Addition to North East Nashville of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Aljean Sweat by Warranty Deed from James C. Kirk, II, unmarried of record in Instrument No. 20010813-0087275, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 57, page 153 of record in Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in 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: **1012 Stainback Ave, Nashville, Tennessee 37207**.

Karen Johnson Davidson County
Batch# 928644 **DEEDQC**
10/12/2022 11:06:40 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221012-0111838

Witness my/our hand(s) this the 5 day of OCT, 2022

Aljean Sweat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALJEAN SWEAT, 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

Notary Public
My Commission Expires: _____
(SEAL)

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

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