QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 929292 DEEDQC
10/13/2022 10:50:15 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221013-0112303

WG-QCD-2507-2022

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 7 DAY OF Oct, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIANA GAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-08-2024

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)
Patricia Ormond and Robert Deegan, wife and husband		
(NAME) **2507 Ashwood Avenue,**	(NAME) **Same**	**104-15-70.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(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, **PATRICIA ORMOND AND ROBERT DEEGAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PATRICIA ORMOND AND ROBERT DEEGAN, WIFE AND HUSBAND** 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. 54 and the Easterly 10 feet of Lot No. 53 on the Plan of Sunset Park, as of record in Book 332, Page 132, Register's Office, Davidson County, Tennessee. Said Lot No. 54 nad the Easterly 10 feet of Lot No. 53 fronts 110 feet on the southerly margin of Ashwood Avenue and runs back between parallel lines 160.5 feet to a dead line in the rear measuring 110 feet thereon.

Being the same property conveyed to Robert Deegan and wife, Trisha Deegan from Joseph E. Mcdermott Allen and wife, Patricia F. Allen by Warranty Deed of Record in Instrument Number 20071105-0130000 in the Register's Office for Davidson County, Tennessee.

The said Trisha Deegan and Patricia Ormond being one and the same person. The purpose of this Quitclaim Deed is to correctly reflect the spelling of the Grantee(s) name(s) and update the spelling in the public records.

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: **2507 Ashwood Avenue, Nashville, Tennessee 37212**.

Witness my/our hand(s) this the 7 day of Oct, 2022

Robert Deegan

Patricia Ormond

Patricia Ormond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT DEEGAN, 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 7 day of Oct, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA ORMOND, 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 7 day of Oct, 2022.

Notary Public
My Commission Expires:
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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