QUITCLAIM DEED

This deed was prepared based solely upon information supplied by the Grantor, and without the benefit of a title search.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Affiant

Subscribed and sworn to me on October 20, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melissa A. White 2730 Dracut Lane Nashville, TN 37211	Bank of America 4500 Amon Carter Blvd. Fort Worth, TX 76155	173-09-0A-668.00-CO

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter of this instrument.

KNOW ALL MEN BY THESE PRESENTS that MELISSA A. RICHARD, now known as MELISSA A. WHITE, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto MELISSA A. WHITE, previously known as MELISSA A. RICHARD, hereinafter called **"GRANTEE,"** her successors and assigns, her entire right, title and interest in and to a certain tract of land in DAVIDSON County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 713 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Melissa A. Richard from Sarah Johnson Rice FKA Sarah Johnson and Aaron Rice by Warranty Deed dated November 21, 2014, and recorded November 25, 2014, of record in Instrument No. 20141125-0108698, Register's Office, Davidson County, Tennessee.
>
> This is improved property, known as 2730 Dracut Lane, Nashville, TN 37211

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

The purpose of this deed is to correct the name of the Grantee, who was previously known as Melissa A. Richard and is now known as Melissa A. White.

WITNESS my hand on October 20, 2022.

Karen Johnson Davidson County
Batch# 931909 **DEEDQC**
10/20/2022 10:44:19 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221020-0114444

Melissa A White, previously known as Melissa A. Richard

STATE OF Tennessee

COUNTY OF Davidson

On October 20, 2022, before me personally appeared MELISSA A WHITE, previously known as MELISSA A RICHARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on October 20, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

