QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 934110 DEEDQC
10/27/2022 10:53:03 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221027-0116366

LF-QCD-22-1012

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 26th DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

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

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)
Aljean Sweat, unmarried	**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, **MARLON SWEAT, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ALJEAN SWEAT, UNMARRIED** 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, unmarried and Marlon Sweat, unmarried by Quitclaim Deed from Aljean Sweat, unmarried of record in Instrument No. 20221012-0111838, 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**.

Witness my/our hand(s) this the 25 day of October, 2022

Marlon Sweat

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLON 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: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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