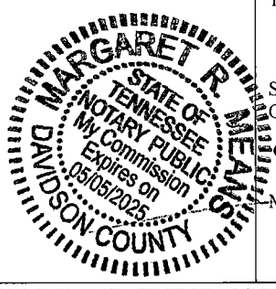
QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 934111 DEEDQC
10/27/2022 10:53:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221027-0116367



File Number: MM-QCD-22-1512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF Oct., 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diane Luton Blum and William Christopher Blum	**Same**	
(NAME)	(NAME)	
1512 Clayton Avenue		**11708015700**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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,

DIANE LUTON BLUM ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

DIANE LUTON BLUM, UNMARRIED, AND WILLIAM CHRISTOPHER BLUM, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, ALL GRANTORS' 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. 202 ON THE MAP OF VICTORIA PLACE, OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DIANE LUTON BLUM AND HUSBAND, JEFFREY WILLIAM BLUM, BY WARRANTY DEED FROM PHYLLIS TYLER-WAYMAN AND HUSBAND, LAWRENCE H. TYLER-WAYMAN, OF RECORD IN BOOK 9660, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JEFFREY WILLIAM BLUM HAVING DIED ON SEPTEMBER 12, 2022 AND SUBJECT PROPERTY HAVING VESTED IN DIANE LUTON BLUM AS SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1512 Clayton Avenue, Nashville, TN 37212**

Witness our hands this the 17th day of October, 2022.

DIANE LUTON BLUM

STATE OF **TENNESSEE**)
COUNTY OF **DAVIDSON**)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DIANE LUTON BLUM**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of October, 2022.

Notary Public
My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY