Karen Johnson Davidson County
Batch# 945141 DEEDQC
11/28/2022 11:39:14 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221128-0124600

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Joslyn Vander Linden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF NOVEMBER, 2022.

S. Ruffin Craig
Notary Public

MY COMMISSION EXPIRES: 5-15-2023

S. RUFFIN CRAIG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY (AND RETURN TO)

mail
The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Vander Linden and wife, Joslyn Vander Linden	New Owner	118 09 0 237.00
3504 Lealand Lane Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Matt Vander Linden, an unmarried man, and Joslyn Williams, an unmarried woman, ("Grantors")**, do hereby convey, release, and quitclaim unto **Matthew Vander Linden and wife, Joslyn Vander Linden, ("Grantee")**, all of Grantors' interest in and to certain tracts or parcels of real estate located in Davidson County, Tennessee, described as follows to wit:

Land in Davidson County, being Lot 2 on the Plan of Lots 1 and 2, O'Brien Addition, of record in Book 6050, Page 354, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matt Vander Linden, an unmarried man, and Joslyn Williams, an unmarried woman, by Warranty Deed from Hong Tran, a single man, dated May 27, 2021 and recorded June 15, 2021 in Instrument No. 20210615-0080635, Register's Office for Davidson County, Tennessee. Matt Vander Linden and Joslyn Williams having married, and Joslyn having taken the married name of Joslyn Vander Linden.

This is improved property, known as 3504 Lealand Lane, Nashville, TN 37204.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

The legal description contained herein is the same as that contained in the previous deed of record.

WITNESS OUR HANDS this 9 day of November, 2022.

Matthew Vander Linden

Joslyn Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9 day of November, 2022, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew Vander Linden and Joslyn Williams**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Commission expires: 5.15.2023

