QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 950834 **DEEDQC**
12/13/2022 10:18:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221213-0129208

LB-QCD-22-6322

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 7th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026

(AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

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)
Matthew Robert Royer	**New owner**	
(NAME)	(NAME)	**039-00-0-013.02**
6322 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189-9209		
(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, **ROBERT W. ROYER, A MARRIED MAN, MARRIED, AND MATTHEW ROBERT ROYER, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MATTHEW ROBERT ROYER, A SINGLE MAN,** 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:

Beginning at a point in the center of Old Hickory Boulevard, said point lying northeasterly along the center of said Boulevard 50 feet from the intersection of the center lines of said Boulevard and Carnery Road; thence South 86 degrees East, passing an iron pin in the southeasterly margin of said Boulevard at 34.5 feet and continuing in the same direction along Carney's northerly line, in all 480.5 feet to a poplar stump at Carney's northeast corner; thence with Gardner's westerly line North 1 degree 04 minutes West 75 feet to a point at the southeast corner of the 2 acre tract as shown on said survey; thence with the southerly line of said 2 acre tract North 86 degrees West 185 feet, more or less, to a point; thence with the same North 64 degrees 41 minutes West, passing an iron pin in the southeasterly line of said Boulevard at 172.5 feet, and continuing in the same direction, in all, 203.6 feet to a point in the center of said Boulevard; thence with the center of said Boulevard South 35 degrees 19 minutes West 44.2 feet and South 38 degrees 48 minutes West 134.8 feet to the beginning, containing 1 acre, more or less, according to a survey made by Hickerson and Johnson, Engineers, dated June 5, 1962.

Being the same property conveyed to Robert W. Royer, a married man and Matthew Robert Royer, a single man by deed from Jerry E. Harris and Nachilah Harris, husband and wife of record in Instrument No. 20200528-0054794, 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: **6322 Old Hickory Boulevard, Whites Creek, Tennessee 37189-9209**.

Witness my/our hand(s) this the 7th day of December, 2022.

Robert W. Royer

Matthew Robert Royer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. ROYER, 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 7th day of December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW ROBERT ROYER, 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 7th day of December, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)



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