QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 951375 DEEDQC
12/14/2022 10:01:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20221214-0129549

LB-QCD-22-1718

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 9 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Logan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

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)
NMG Partners, LLC	**New Owners**	
(NAME)	(NAME)	**081-10-0-226.00**
207 Morton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MICHELLE M. GARRAMONE AND NATALIE N. GARRAMONE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NMG PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 No. 148 on the Plan of Cobbs Subdivision of Lot No. 6 of Subdivision of Hardings Bosley Tract, of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 148 fronts 50 feet on the Easterly side of 24th Avenue, North and extends back between parallel lines 150 feet back to an alley.

Being the same property conveyed to Michelle M. Garramone, an unmarried woman and Natalie N. Garramone, an unmarried woman, as tenants in common with the right of survivorship by deed from Jarrod Peace, married of record in Document Number 20160512-0047630, 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: **1718 24th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 9th day of December, 2022.

Michelle M. Garramone

Michelle M. Garramone

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE M. GARRAMONE, 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 9th day of December, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

Witness my/our hand(s) this the 9th day of DECEMBER, 2022.

Natalie N. Garramone

Natalie N. Garramone

STATE OF IL
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE N. GARRAMONE, 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 9th day of DECEMBER, 2022.

Notary Public
My Commission Expires: 5.13.26
(SEAL)

JACQUELINE MIGLIORE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
May 13, 2026

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