QUITCLAIM DEED

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 16th DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

DM-FC-22-1929

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)
Brandon Dughman and Christol Chaffin Creason	**New Owner**	
(NAME)	(NAME)	**104-12-0-116.00**
1929 20th Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **BRANDON DUGHMAN, A SINGLE MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **BRANDON DUGHMAN, A SINGLE MAN AND CHRISTOL CHAFFIN CREASON, A SINGLE WOMAN** 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. 70 on the Plan of Christopher & Kirkman Addition to Belmont Park of record in Plat Book 57, Page 158, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 70 fronts 50 feet on the Westerly margin of 20th Avenue South, formerly Courtney Avenue, and extends back between parallel lines 150 feet, more or less, as erroneously described since 1949, to an alley in the rear. Subject property is also shown on Map and Parcel 104-12-1166, tax map for Davidson County, Tennessee, and is described as extending back 159 feet. Deeds prior to 1949 describe subject property as extending back 159 feet, as well.

Being the same property conveyed to Brandon Dughman, a single man, by Warranty deed from Robert Johnson and spouse, Phyllis V. Johnson, of record in Instrument No. 20221005-0109785 Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on October 5,2022.

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: **1929 20th Ave, Nashville, Tennessee 37212**.

Karen Johnson Davidson County
Batch# 952841 **DEEDQC**
12/19/2022 10:22:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221219-0130729

Witness my/our hand(s) this the 18 day of October, 2022.

Brandon Dughman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON DUGHMAN, 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 18 day of October, 2022.

Notary Public
My Commission Expires: 09.07.2026
(SEAL)

RETURN TO:

Brandon Karam Dughman and
Chistol Chaffin Creason
1929 20th Ave
Nashville, TN 37212

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