QUITCLAIM DEED

J-CR-22-1322

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 5 DAY OF JANUARY, 2023

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Ave S, Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Wright, single	NEW OWNER	
(NAME)	(NAME)	**034-10-0-081.00**
307A S 10th Street,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN A SEPARATE MAP & PARCEL NO. FOR EACH LOT AND REVERT TO THE PLATTED LOT LINES.

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRIS WRIGHT, SINGLE**, hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **CHRIS WRIGHT, SINGLE** hereinafter called the Grantee, his 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:

Tract II: (1334 Plum Street)
Being Lots Nos. 26, 27 and 28 in Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Tract III: (1326/1330 Plum Street)
Being Lots Number 21, 22, 23, 24 and 25, in Block 3 on the Plan of Edenwold Center Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Chris Wright by Warranty Deed from Jonathan David Shearon, married of record in Instrument No. 20230109-0001559 Register's Office for Davidson, Tennessee.

Being also the same property conveyed to Jonathan David Shearon, a single man, by Warranty Deed from David Shearon of record in Instrument No. 20200925-0110639 Register's Office for Davidson County, Tennessee, dated September 22, 2020 and recorded on September 25, 2020.

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: 1324, 1326, 1330 and 1334 Plum Street, Madison, Tennessee 37115.

Karen Johnson Davidson County
Batch# 959011 **DEEDQC**
01/09/2023 09:30:57 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230109-0001561

Witness my hand this the 5th day of January, 2023

Chris Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS WRIGHT, 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 5th of January, 2023.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025