QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 969187 DEEDQC
02/09/2023 11:21:10 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20230209-0009497

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 8th DAY OF Feb., 2023

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 7-9-2024

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	Same as new owner	**03410008000** **03410008100** **03410008200** **03410008300** **03410008400**
(NAME)	(NAME)	
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 I: (1322/1324 Plum Street)
Being Lots No. 18 and 19 in Block 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 18 and 19 front together 50 feet on the South side of Plum Street and run back between parallel lines 100 feet to an alley.

Being Lot No. 20 in Block No. 3 of the Edenwold Subdivision, as of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 25 feet on Plum Street and runs back between parallel lines 100 feet.

Included in the above description but expressly excluded from this conveyance is in the following described property which was conveyed to James Samuel Stewart, et al, by deed of record in Book 5324, Page 261, Register's Office for Davidson County, Tennessee:

The Westerly 20 feet of Lot 18 in Block 3 of the Edenwold Subdivision of record in Book 421, Page 128, Register's Office for Davidson County, Tennessee. Said westerly 20 feet of Lot 18 fronts 20 feet on the front side of Plum Street and runs back between parallel lines to an alley.

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.

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.

Witness my hand this the 7 day of Feb, 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 7th Day of Feb, 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