QUITCLAIM DEED

AJ-AOH-QCD-23-109

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on
05/05/2025

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 16 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Henry Grady Ring, Jr.	**Henry Grady Ring, Jr.**	
(NAME)	(NAME)	**10405025200**
109 Bowling Avenue	**109 Bowling Avenue**	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37205	**Nashville, TN, 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Henry Grady Ring, Jr.,** hereinafter called the Grantor, by these presents does hereby convey, assign, and quitclaim unto **Henry Grady Ring, Jr.**, 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, being Lot No. 322 on the Plan of Richland Realty Company's first addition to subdivision "B," as of record in Book 332, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to **Judith Lanier Engels** by **Quitclaim Deed** from **William R. Middleton**, of record in **Book 8535, Page 128**, in the Register's Office for Davidson County, Tennessee.

The said **Judith Lanier Engels** having since died intestate on February 5, 2019. The ownership interest of **Judith Lanier Engels** in the property vesting at her death in **Henry Grady Ring, Jr.,** as evidenced by Affidavits of Heirship of record in Instrument Nos. 20230213001009 4 and 20230213001 0093, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

Karen Johnson Davidson County
Batch# 970893 **DEEDQC**
02/14/2023 03:31:22 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230214-0010823

This is **improved** property known as: **109 Bowling Avenue, Nashville, TN, 37205**.

Witness my hand this the 8 day of Feb, 2023.

Henry Grady Ring

Henry Grady Ring, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Henry Grady Ring, Jr.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of February, 2023.

Notary Public
My Commission Expires:
(SEAL)

ADAM H. JEFFERSON
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/05/2025
DAVIDSON COUNTY