Karen Johnson Davidson County
Batch# 977510 DEEDQC
03/06/2023 02:49:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230306-0016029

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Timothy D. Addy Jr.** ("Grantors"), unmarried, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Nicholas Z. Lucassian,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 43-B on the plan of Resubdivision of Lot 43, W.S. Ashworth's Subdivision, of record in Book 4885, Page 36, said Register's Office said County.

Said Lot No. 43-B fronts 52.5 feet on the southerly margin of Carter Street and extends back between parallel lines 175.4 feet to a dead line in the rear.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20210303-0027549** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 22nd day of **February, 2023.**

Timothy D. Addy Jr.

STATE OF Michigan
COUNTY OF Macomb

Personally appeared before me, a Notary Public in and for said state and county, **Timothy D. Addy Jr.**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of **February, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/26/2027

LESLIE A ARNONE
Notary Public - State of Michigan
County of Macomb
My Commission Expires Oct 26, 2027
Acting in the County of MAcomb

For recording information only

STATE OF TN
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 28 day of **February, 2023.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/7/2026

PROPERTY ADDRESS:	**2210 A Carter Ave** **Nashville, TN 37206**
TAX PARCEL NO.:	**083 03 0 314.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Nicholas Z. Lucassian** **540 Maplewood Ln. Nashville TN 37216**
MAIL TAX BILLS TO:	**Nicholas Z. Lucassian** **540 Maplewood Ln. Nashville TN 37216**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on ~~March~~ February 22, 2023.

Affiant Signature

3/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026