Karen Johnson Davidson County
Batch# 981917 DEEDQC
03/17/2023 02:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230317-0019529

Prepared by:
Jonathan Van Every
903 42nd Ave North
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant
Subscribed and sworn to before me, this 17th day of March, 2023.

Notary Public
My commission expires: 9/28/26

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Van Every &	Jonathan Van Every &	091-08-0-274.00 &
Morgan Grace Van Every	Morgan Grace Van Every	091-08-0-275.00
903 42nd Ave North	903 42nd Ave North	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

For a consideration, the receipt and sufficiency whereof is hereby acknowledged, **Jonathan Van Every and Morgan Grace Van Every** hereinafter the Grantor(s), by these presents, do hereby quitclaim and convey unto **Jonathan Van Every and Morgan Grace Van Every, husband and wife**, hereinafter the Grantee(s), all the interest the Grantor(s) have in the following parcels of land in Davidson County, Tennessee, to-wit:

Parcel I:
Land in Davidson County, Tennessee, being the north 16 ½ feet of Lot No. 2 and the South 17 feet of Lot No. 3 of Block O on the Map showing the subdivision of Block O and P, Plan No. 3 of West Nashville, of record in Book 161, Page 9, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Van Every, an unmarried man, and Morgan Cook, an unmarried woman as Tenants in Common with the Right of Survivorship by Warranty Deed from IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA, recorded on 9/25/2018, in Instrument No. 20180925-0095112, Register's Office for Davidson County, Tennessee. **The said Morgan Cook and Jonathan Van Every have since married. Morgan Cook is now known by her married name of Morgan Grace Van Every.**

Parcel II:
Legal Description: LOT 1 PT 2 BLK O WEST NASH PLAN 3 & PT CLOSED RD.

Being the same property conveyed to Jonathan Van Every & Morgan Cook by Quitclaim Deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, recorded 4/21/2021, in Instrument No. 20210421-0053507, Register's Office for Davidson County, Tennessee. **The said Morgan Cook and Jonathan Van Every have since married. Morgan Cook is now known by her married name of Morgan Grace Van Every.**

This property is improved property known as 903 42nd Ave. North, Nashville, Tennessee 37209 and unimproved property known as 901 42nd Ave. North, Nashville, Tennessee 37209.

The intention and purpose of the Grantors by the execution and recording of this quitclaim deed is to combine previously separate parcels 091-08-0-274.00 & 091-08-0-275.00 into one parcel.

Witness my hand this 17th day of March, 2023.

Jonathan Van Every

Morgan Grace Van Every

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Jonathan Van Every and Morgan Grace Van Every,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2023.

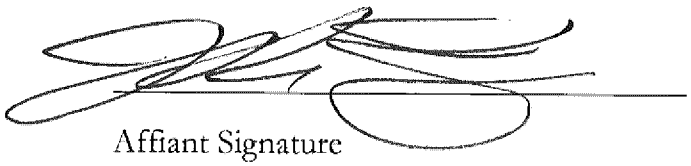
Notary
My Commission Expires: 9/28/26

(Notary Seal)

THIS INSTRUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.

Certificate of Authenticity

I, Joshua A. Terry, 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 3/17/2023.



Affiant Signature

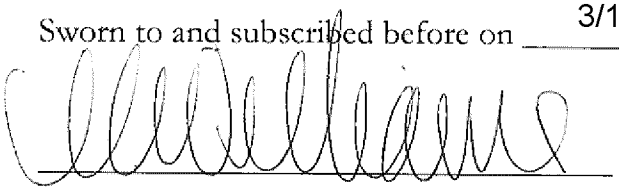
3/17/2023

Date

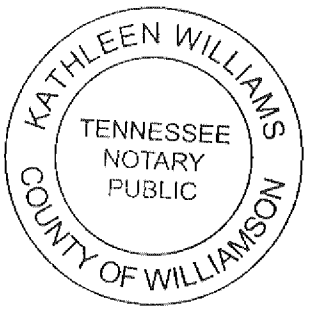
State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/17/2023.



Notary Public



My Commission Expires: 5.23.23