Karen Johnson Davidson County
Batch# 982908 DEEDQC
03/21/2023 01:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020433

QUITCLAIM DEED

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

T-DF-23-QCD

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 17th DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Fell	**New Owner**	
(NAME)	(NAME)	
906 A Boscobel Street,		**083-05-0-352.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CATHERINE FELL**, hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DANIEL FELL** hereinafter called the Grantee(s), his/her/its/their 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 46 on the Plan of the Subdivision of part of the Weakley Home Place, as of record in Book 421, page 36, Register's Office for Davidson County, Tennessee.

Said Lot 46 fronts 50 feet on the Northerly side of Franklin Avenue and runs back between parallet lines 150 feet to an alley.

Being the same property conveyed to Daniel Fell and Catherine Fell, husband and wife, by Quitclaim Deed from Threshold Property LLC, of record in Instrument No. 20160725-0076521, Register's Office for Davidson County, Tennessee, dated July 22, 2016 and recorded on July 25, 2016

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.

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: **1409 Franklin Avenue, Nashville, Tennessee 37206**.

Witness my/our hand(s) this the 17 day of March, 2023.

Catherine Fell

Catherine Fell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE FELL, 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 17 of March, 2023.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 17, 2023 (date of document).

Brian Mitchell

Affiant Signature

Date March 21, 2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21th day of March, 2023.

Dawn Martin

Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

