This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20352-AP

Karen Johnson Davidson County
Batch# 982921 DEEDQC
03/21/2023 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230321-0020452

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 3rd day of March, 2023.

Notary Public
My Commission Expires: 1-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Brennan Marlowe Sarah Elizabeth Silverii 210 McCall St. Nashville, TN 37211	Rocket Mortgage PO Box 6577 Carol Stream, IL 60197	133-2-316.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, James Brennan Marlowe, a single person ("Grantor") do/does hereby quitclaim and convey unto **James Brennan Marlowe, an unmarried man and Sarah Elizabeth Silverii, an unmarried woman, as joint tenants with right of survivorship** ("Grantee"), his/her/their heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 1 on the Map of McLester's Addition to Nolen Heights, as of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.

Said part of Lot 1 fronts 75 feet on the northerly side of McCall Street and runs back between parallel lines with the easterly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to James Brennan Marlowe, a single person by Warranty Deed from Mesa Verde Assets, LLC, a Delaware limited liability company dated March 3, 2023, recorded March , 2023, of record in Instrument No. 20230303-0015378, Register's Office for Davidson County, Tennessee.

This is improved property located at: **210 McCall Street, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of March, 2023

.

GRANTOR:

James Brennan Marlowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Brennan Marlowe, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of March, 2023.

Notary Public
My Commission expires: _____



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-3-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-3-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM