Karen Johnson Davidson County
Batch# 990998 DEEDQC
04/12/2023 03:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230412-0026976

QUITCLAIM DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-FB-22-1537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2023..

Notary Public

MY COMMISSION EXPIRES: 1-09-27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lynn Howard	**New Owner**	
(NAME) **1537 14th Avenue N**	(NAME)	**081-11-0-402.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(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, **LYNN HOWARD, A MARRIED MAN, AND GROWING HOME, LLC, A TEXAS LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **LYNN HOWARD, A MARRIED MAN** 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 No. 270 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the West side of Alberta Avenue and extends back between parallel lines 170 feet to a 16 foot alley.

Land in Davidson County, Tennessee, being Lot No. 270 on the Plan of D. T. McGavock and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 50 feet on the West side of Alberta Avenue and extends back between parallel lines 170 feet to a 16 foot alley.

Being the same property conveyed to Growing Home, LLC, a Texas Limited Liability Company by Warranty deed from Ryan Scott Stephens and Meleah Stephens, husband and wife of record in Instrument No. 20210701-0089497 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 01, 2021.

Being the same property conveyed to Lynn Howard, a married man, and Growing Home, LLC, a Texas Limited Liability Company by Quitclaim Deed of record in Instrument No. 20230405-0024801 Register's Office for Davidson County, Tennessee, dated February 10, 2023 and recorded on April 5, 2023.

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: **1537 14th Avenue N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 12th day of April, 2023..

Growing Home, LLC

BY: _____
Lynn Howard
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN HOWARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of GROWING HOME, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of April, 2023.

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



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

I, Stephanie Woodall, 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 4/12/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 4/12/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of April, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

