Karen Johnson Davidson County
Batch# 998924 DEEDQC
05/03/2023 08 17 25 AM 2 pgs
Fees $12 00 Taxes $0 00
20230503-0032651

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0

Steven Small
Affiant

Subscribed and sworn to before me on this 27 day of April, 2023

Notary Public
My Commission Expires 3/3/2025

NICHOLAS PERENICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Nick Perenich, Attorney
237 Old Hickory Blvd , Ste 102
Nashville, TN 37221

Address New Owner as Follows	Send Tax Bills to	Map-Parcel Numbers
Steven Small and Laura Tyus 26 Vaughns Gap Rd Nashville, TN37205	New owner	143-3-3

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($ 10 00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Steven Small, hereinafter called the Grantor(s), has bargained and sold, and by these presents does remise, release, and quitclaim unto Steven Small and Laura Tyus, husband and wife, as tenants by the entirety, hereinafter called the Grantee(s), their heirs, successors and assigns, all their right, title and interest in a certain parcel of land in Davidson County, Tennessee. The parcel of land is described as follows

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County.

Said Lot No. 116 fronts 96 feet on the easterly side of Vaughn's Gap Road and extends back 207 feet on the northerly line and 170.4 feet on the southerly line to the westerly right-of-way of the Louisville and Nashville Railroad on which it measures 102.63 feet.

Being the same property conveyed to Steven Small by deed from Alfred W Pistole, Jr and Caroline S Pistole, husband and wife, of record in Book 11061, Page 795, Register's Office for Davidson County, Tennessee.

This is improved property known as 26 Vaughns Gap Road, Nashville, TN 37205

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

WITNESS my hand this 27 day of April, 2023

Steven Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Small with whom I am personally acquainted (or has proved his/her identity with satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained.
Witness my hand and official seal, at Nashville, Tennessee, this 27 day of April, 2023.

Notary Public

NICHOLAS PERENICH, JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 3/3/2025

This deed was prepared from information provided by the parties No title search or survey was completed