Karen Johnson Davidson County
Batch# 1001692 DEEDQC
05/10/2023 03:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230510-0034977

PREPARED BY:
Closed Title
278 Franklin Road, Suite 160
Brentwood, Tennessee 37027

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 9th day of May, 2023.

NOTARY PUBLIC
My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Jeremy Staub and Allison Staub
4342 Barnes Cove Dr
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel:

173-09-0A-649.00-CO

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Jeremy Staub and Allison Melchi, husband and wife,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Jeremy Staub and Allison Staub, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 768 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Blake Davis and Kelsey Hillard Davis, husband and wife by Warranty deed from Jamie Madaris and wife, Elizabeth H. Madaris of record in Instrument No. 20181030-0107485 Register's Office for Davidson County, Tennessee, dated October 26, 2018 and recorded on October 30, 2018.

Being the same property conveyed to Jeremy Staub and Allison Melchi, husband and wife by Warranty deed from William Blake Davis and Kelsey Hillard Davis, husband and wife of record in Instrument No 202305100034975, Register's Office for Davidson County, Tennessee dated May 8, 2023 and recorded on May 10, 2023.

This is real property commonly known as 4342 Barnes Cove Drive, Nashville, TN 37211

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 9th day of May, 2023

Jeremy Staub

Allison Melchi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeremy Staub and Allison Melchi, with whom I am personally acquainted (or who proved to me their identities 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, at office, this 9th day of May 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 9, 2023.

J. Carlton Drumwright

May 9, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 9, 2023.

Notary

My Commission Expires: 11/21/26

