QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1013004 **DEEDQC**
06/08/2023 03 17 39 PM 2 pgs
Fees $12 00 Taxes $0 00

20230608-0043763

G-MS-23-2013C

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 15 DAY OF May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Megan C.E. Bell
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nicholas Charles Smith	Same as new owner	
(NAME)	(NAME)	**105-10-0K-003 00-CO**
2013 C Beech Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **NICHOLAS SMITH, AN UNMARRIED MAN AND MEREDITH MCGARVEY, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NICHOLAS CHARLES SMITH, A SINGLE 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 Unit C Bagwell Townhomes, as established under Declaration of Covenants, Conditions and Restrictions Establishing Bagwell Townhomes as a Planned Unit Development of record in Instrument No. 20150312-0021247, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description

Being the same property conveyed to Nicholas Smith, an unmarried man and Meredith McGarvey, an unmarried woman, tenants in common with the rights of survivorship by Warranty deed from Jaclyn Augustus, an unmarried woman of record in Instrument No 20220419-0045238, Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 19, 2022

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 **2013 C Beech Ave, Nashville, Tennessee 37204**

Witness my/our hand(s) this the 16 day of May, 2023

Nicholas Smith

Meredith McGarvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICHOLAS SMITH, 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 16 day of May, 2023.

Notary Public
My Commission Expires _____
(SEAL)

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission
Expires on
05/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEREDITH MCGARVEY, 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 4th day of May, 2023.

Notary Public
My Commission Expires _____
(SEAL)

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

RETURN TO:

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