Karen Johnson Davidson County
Batch# 1018274 DEEDQC
06/23/2023 10:11:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230623-0047860

QUITCLAIM DEED

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 23rd DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-9-26

(AFFIX SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WG-QCD-22-4026

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)
Russel W. Ashton, III and Datria W. Ashton, husband and wife and Deborah N. Ashton as Tenants in Common with Rights of Survivorship		
(NAME) **4620 Setter Court,**	(NAME) **same**	**32-10-20**
(ADDRESS) **Nashville, TN**	(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, **RUSSELL W. ASHTON,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **RUSSEL W. ASHTON, III AND DATRIA W. ASHTON, HUSBAND AND WIFE AND DEBORAH N. ASHTON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** 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. 15 on the Plan of Quail Ridge, Section 6, of record in Plat Book 11700, Page 17, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Russell W. Ashton, III by Warranty Deed of record in Instrument number 20030714-0097865 in the Register's Office for Davidson County, Tennessee.

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: **4620 Setter Court, Nashville, Tennessee** .

Witness my/our hand(s) this the 23 day of June, 2023.

Russell W. Ashton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RUSSELL W. ASHTON, 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 .

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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

I, Gabriel R. Lutz, 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 06/23/2023 (date of document).

Affiant Signature

Date 06/23/2023

State of New York

County of Clinton

Sworn to and subscribed before me this 23 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027