Karen Johnson Davidson County
Batch# 1021823 DEEDQC
07/03/2023 08:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230703-0050492

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 30th DAY OF June, 2023.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025
(AFFIX SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-3-2025

Y-BMR-21-1414

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)
Terrie L. Peterson	**New Owner**	
(NAME)	(NAME)	**072-11-0-007.00**
1414 Huffine St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ERIC C. PETERSON, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TERRIE L. PETERSON, UNMARRIED** 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. 5 on the unrecorded Map of Batson Oakley Subdivision, and described according to a copy of a survey thereof, made by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the Southerly margin of Huffine Street at a corner of Lots 4 and 5; thence with the lines between said lots, southerly 214.5 feet to the North line of Lot No. 3; thence along the North line of Lots 2 and 3, Easterly 43 feet to the corner of Lot 6; thence with the line between Lots 6 and 5, Northerly 215.6 feet to the South margin of Huffine Street; thence with margin of the same, Westerly 49.6 feet to the point of beginning.

Being the same property conveyed to Terrie L. Peterson and Eric C. Peterson, wife and husband by Warranty Deed from Linda H. Martin, an unmarried woman of record in Instrument No. 20210917-0125463, 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: **1414 Huffine St, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 30 day of June, 2023.

Eric C. Peterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC C. PETERSON, 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 30th day of June, 2023

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 & 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 06/30/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 06/30/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

