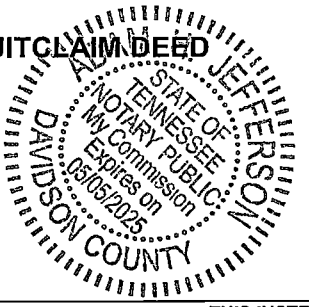
QUITCLAIM DEED



Y-BOT-23-3903

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 28 DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Megan Fast	**New Owner**	
(NAME) **3903 Nevada Avenue,**	(NAME)	**092-13-0-235 00**
(ADDRESS) **Nashville, TN 37209**	(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, **NATHAN FAST, AN UNMARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MEGAN FAST, AN UNMARRIED WOMAN** 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

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being part of Block No 31 on the Map of Charlotte Park Company's Second Addition, Extended, as of record in Plat Book 421, page 10, Register's Office of Davidson County, Tennessee, described as follows

Beginning on the Southerly margin of Nevada, formerly 3rd Avenue at a point 55 feet West of the Southwest corner of said Avenue and 39th Avenue, North formerly "B" Street, thence with the Southerly margin of Nevada Avenue Westwardly 50 feet, thence Southerly 150 feet to the Northerly margin of an alley, thence with said alley Eastwardly 50 feet, thence Northerly 150 feet to the beginning

Being the same property conveyed to Nathan Fast and Megan Fast by Warranty deed from Jean Lafitte Designs LLC, a Tennessee Limited Liability Company of record as Instrument Number 20220118-0006488, Register's Office for Davidson County, Tennessee, dated January 7, 2022 and recorded on January 18, 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 **3903 Nevada Avenue, Nashville, Tennessee 37209**

Karen Johnson Davidson County
Batch# 1024523 **DEEDQC**
07/10/2023 02 19 22 PM 3 pgs
Fees $17 00 Taxes $0 00

20230710-0052630

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

Nathan Fast

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Placer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN FAST, 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 of June, 2023

Notary Public
My Commission Expires 8-1-26
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
615-383-2903

VINCENT E ALFANO
COMM # 2410308
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM EXP AUG 1, 2026

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On June 16th, 2023 before me, Vincent E. Alfano, Notary Public
(insert name and title of the officer)

personally appeared Nathan Fast,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VINCENT E. ALFANO
COMM. # 2410308
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. AUG 1, 2026

Signature Vincent E. Alfano (Seal)