Karen Johnson Davidson County
Batch# 1044277 DEEDQC
08/30/2023 02:33:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230830-0068015

QUITCLAIM DEED

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-VRES-23-1003

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 30 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-4-24
(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)
Colin Schiller	**New Owner**	
(NAME) **1003 Fairwin Avenue**	(NAME)	**072-09-0-258.00**
(ADDRESS) **Nashville, TN 37216**	(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHEREIN REDDIN,** hereinafter called the Grantor, by these presents does hereby convey, assign and quitclaim unto **COLIN SCHILLER,** hereinafter called the Grantee, his heirs 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. 20 on the Map of Eskridge Subdivision of part of The W.B. Franklin Property, as shown on plat of record in Plat Book 547, Page 52, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 60 feet on the Northerly side of Fairwin Avenue and runs back between parallel lines, 173 feet to a dead line.

Being the same property conveyed to Colin Schiller and Sherein Reddin, husband and wife, by Warranty Deed from Gwyndolyn M. Lane, unmarried of record in Instrument No. 20230322-0020829, 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: **1003 Fairwin Avenue, Nashville, Tennessee 37216**.

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

Sherein Reddin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHEREIN REDDIN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of August, 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 and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

I, Sydney Gleaves, 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 8/30/2023 (date of document).

Affiant Signature

Date 8/30/2023

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/8/24

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