Karen Johnson Davidson County
Batch# 1045082 DEEDQC
09/01/2023 08:28:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230901-0068536

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 31st DAY OF August, 20 23.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE WOODALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 9-9-2025

Y-SB-CF-21-1115

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)
Joshua David Howard	**New Owner**	
(NAME) **1115 14th Avenue North,**	(NAME)	**081-16-0-331.00**
(ADDRESS) **Nashville, TN 37208**	(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, **HERMAN LYNN HOWARD, MARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSHUA DAVID HOWARD, AN UNMARRIED 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 the Southerly 37 1/2 feet of the Northerly 75 feet of the Easterly 41 feet of Lot No. 37, and the Southerly 37 1/2 feet of the Northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 37 and 38 front 37 1/2 feet on the Westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

Being a portion of the same property conveyed to Joshua David Howard and Herman Lynn Howard, as joint tenants with rights of survivorship by Warranty deed from Stephen Proctor, unmarried of record in Instrument No. 20190515-0045767 Register's Office for Davidson County, Tennessee, dated May 13, 2019 and recorded on May 15, 2019.

Subject property having never been said grantors primary marital residence.

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: **1115 14th Avenue North, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 31 day of August, 2023.

Herman Lynn Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HERMAN LYNN HOWARD, 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 5th of May, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

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 08/31/2023 (date of document).

Stephanie Woodall

Affiant Signature

Date 08/31/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31st day of August, 2023.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

