Karen Johnson Davidson County
Batch# 1045087 DEEDQC
09/01/2023 08:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230901-0068545

QUITCLAIM DEED

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2023..

Stephanie Woodall
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

Y-SB-CF-21-1715

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)
Rebecca Sue Howard	**New Owner**	
(NAME) **1715 Knowles Street,**	(NAME)	**081-15-0-356.00**
(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, A MARRIED MAN** , hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **REBECCA SUE HOWARD, A MARRIED 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:

Land in Davidson County, Tennessee, being the Easterly 30 feet of Lot No. 17 on the Map of Bransford Realty Co's Resubdivision of part of Manlove's Addition, of record in Book 421, Page 53, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 30 feet on the Southerly side of Knowles, formerly Thompson Street and runs back between parallel lines 157 feet to an alley.

Being the same property conveyed to Herman Lynn Howard and Rebecca Sue Howard, husband and wife, by Quitclaim Deed from Christopher Paul Majka, a married man, of record in Instrument No. 20210511-0063167, Register's Office for Davidson County, Tennessee, dated 04/23/2021 and recorded on 05/11/2021.

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: **1715 Knowles Street, 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 Ave. S.
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

