Karen Johnson Davidson County
Batch# 1051944 DEEDQC
09/20/2023 10:24:32 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230920-0073863

RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT230800146

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES: 3.15.25

PATRICIA L. HURTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, SUITE 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald R. Ungurait **1417 Stratton Avenue** **Nashville, TN 37206**	**SAME**	**083-05-0-394.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GABRIELLE L. CHAPMAN, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

DONALD R. UNGURAIT, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot No. 8 on the Map of the Subdivision of the C.F. Ordway Home Place as of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING on the northerly margin of Stratton Avenue 150.0 feet westerly from the westerly margin of 15th Street, formerly Bramlett Street; thence northerly 170.0 feet, more or less, to a point on the southerly margin of an alley 150.0 feet westerly from the westerly margin of 15th Street; thence westerly with said alley 50.0 feet; thence southerly parallel with the first line 170.0 feet, more or less, to the northerly margin of Stratton Avenue; thence easterly with the northerly margin of said Avenue, 50.0 feet to the point of beginning.

BEING the same property conveyed to Donald R. Ungurait (incorrectly spelled Unqurait) and wife, Gabrielle L. Chapman by Warranty Deed from William Paul Carey, married (joined by his spouse, Andrea Carey), dated 11/15/2001 and recorded 11/26/2001 in Instrument No. 20011126-0128310, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as 1417 Stratton Avenue, Nashville, TN 37206

WITNESS MY HAND THIS 14TH DAY OF SEPTEMBER, 2023

GABRIELLE L. CHAPMAN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabrielle L. Chapman the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 14TH day of September. 2023.

Commission Expires:

Patricia L Hurtt
Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025