Karen Johnson Davidson County
Batch# 1064828 DEEDQC
10/26/2023 08:46:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231026-0083741

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 23rd DAY OF Oct, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/8/24
(AFFIX SEAL)

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

G-P-23-2913

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy & Partners PLLC
2012 21st Ave S., Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cody P. Newman and Kathryn M. Garrett NEW OWNER		
(NAME)	(NAME)	**08306013600**
204 Manchester Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ONE DOLLAR, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Cody P. Newman ("Grantor") by these presents does herby convey, assign, and quitclaim to Cody P. Newman and Kathryn M. Garrett, Husband and Wife ("Grantee") their successors and assigns, all of 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 Davison County, Being Lot No. 30 on the Plan of Beaumont Place, of record in Plat Book 332, Page 38, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING THE SAME property conveyed to Cody P. Newman by warranty deed from Vicki L. Jones, of record at Instrument No. 20171222-0130581, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This instrument was prepared with information supplied by the parties. No title examination was performed to validate the accuracy of title and no representations regarding title have been made by the preparer, who does not accept liability for this instrument.

This is improved property known as: 204 Manchester Ave, Nashville, TN 37206

PH

Witness my hand this the 23 day of Oct, 2023.

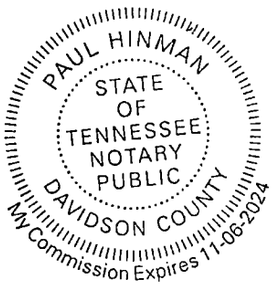
Cody P. Newman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cody P. Newman (the bargainor), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of Oct, 2023.

Notary Public
My Commission Expires:



PH