QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1067574 DEEDQC
11/02/2023 10:38:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231102-0085785

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23606327

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Read Douglas Ezell and Lindsay Radcliffe DeCarlo**
Address of New Owner(s): **520 S 12TH Street, Nashville, TN 37206-3008**

Property ID NUMBER: 09401001800

THIS INDENTURE, made and entered into this 28 day of October, 2023, by and between **Read Douglas Ezell** party of the first part, and **Read Douglas Ezell and Lindsay Radcliffe DeCarlo, a married couple, as Joint Tenants with Rights of Survivorship** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 70, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

For Information Purposes Only:

Being the same property conveyed to Read Douglas Ezell, unmarried, by deed dated May 15, 2020 of record in Deed Instrument/Case No. 20200518-0051298, in the County Clerk's Office.

TMS: 09401001800

Property Address: 520 S 12TH Street, Nashville, TN 37206-3008

This conveyance is subject to 2023 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 73435930 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

Read Douglas Ezell

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 28th day of October, 2023, before me personally appeared Read Douglas Ezell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this October 28 day of 2023.

Signature of Notary Public

ERICA DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

MCD 73435930 QC101 01 0104

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – (5) Transfers made solely to any combination of a spouse or a person or persons in the lineal line of consanguinity of one (1) or more of the transferors;**

Read Douglas Ezell

Lindsay Radcliffe DeCarlo

Subscribed and sworn to before me this 28th day of October 2023.

Notary Public Signature
My commission expires: 03/06/2024

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

MCD 73435930 QC101 01 0104

202311020085785

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 09401001800

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 33 ON THE PLAN OF PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 70, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 520 S 12TH ST, Nashville, TN 37206-3008

Being the same property conveyed to Read Douglas Ezell, unmarried, by deed dated 5/15/2020 of record in Deed Instrument/Case No. 20200518-0051298, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/28/2023 (date of document).

Affiant Signature

Oct 27, 2023
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 27 day of October, 2023

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE