QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1075500 DEEDQC
11/28/2023 08:05:55 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20231128-0091586

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 22 DAY OF November, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/9/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

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)
Michael C. Eades, II and Rebecca Delius	**NEW OWNER**	
(NAME)	(NAME)	**10514010600**
2202 Grantland Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, Michael C. Eades, II ("Grantor") by these presents does herby convey, assign, and quitclaim to Michael C. Eades, II and Rebecca Delius, 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 Davidson County, Tennessee, being Lot No. 2 on Block 11, on the Plan of Yarbroughs Subdivision of Woodland, as of record in Book 161, Page 87, Register's Office Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael C. Eades, II by Warranty Deed from John Vick and Rose Vick, of record at Instrument No. 20070925-0114293, 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: 2202 Grantland Avenue, Nashville, TN 37204

PH

Witness my hand this the 22 day of November 2023.

Michael C. Eades, II

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 Michael C. Eades, II (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 27nd day of November, 2023.

Notary Public
My Commission Expires: 11-3-2025



PH