Karen Johnson Davidson County
Batch# 1076986 DEEDQC
11/30/2023 03:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231130-0092621

THIS INSTRUMENT PREPARED BY:
Peacock Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN to before me, this the 22nd day of August, 2023.

Notary Public
My Commission Expires: 7/28/25

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Cliffview, LLC **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**Cliffview, LLC** **116 Agnes Road, Ste 200** **Knoxville, Tn 37919**	**071-07-0-236-00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christina M. Teeple, F/K/A Christina Murray**, ("Grantor"), has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Cliffview, LLC, a Tennessee Limited Liability Company** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Being the southerly 75 feet of the northerly 127 feet of the westerly 160 feet of Lot No. 3, on the Plan of Subdivision of Lot No. 6 of the William White Heirs property, of record in Plat Book 332, Page 78, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 3 fronts 75 feet on the easterly side of Meridan Street and runs back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Christina Murray, a married woman, by Warranty Deed from Robert Braswell, of record at Instrument number 20060619-0072824, in the

Register's Office for Davidson County, Tennessee, dated May 2, 2006 and originally recorded June 19, 2006.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **1703 Meridian, Nashville, Tennessee 37027.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 22nd day of August, 2023.

GRANTOR:

Christina M. Teeple

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of August, 2023, before me personally appeared Christina M. Teeple, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this. the 22nd day of August, 2023.

Kalyn Rachel Kratzer

Notary Public
My commission expires: 7/28/25
(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Certificate of Authenticity

I, Ryan Peacock, 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 August 22, 2023 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 22nd day of August, 2023..

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY