THIS INSTRUMENT WAS PREPARED BY:
Mr. Joseph Creamer
1323 N. 6th St.
Nashville, TN 37207

STATE OF Tennessee
COUNTY OF Davidson

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

KODI FRENCH
Affiant

SUBSCRIBED AND SWORN to before me, this the 20 day of February, 2024.

Notary Public
My commission expires: 05/03/2027

Karen Johnson
Batch # 1102470
02/20/2024 01:49 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20240220-0011541

ALEXANDER CASTRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Joseph Ryan Creamer **1323 North 6th Street** **Nashville, TN, 37207**	**Mr. Cooper Attn: Tax Department** **PO BOX 9225** **Coppell, TX 75019**	**P/O Map : 71-16** **Parcel: 373**

QUIT CLAIM 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, **Kodi French ("Grantor")**, an unmarried woman, has bargained and sold, and by these presents does hereby Quitclaim and convey unto **Joseph Ryan Creamer ("Grantee")**, his heirs and assigns all of her 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 Land in Davidson County, Tennessee, Being Lot No. 20 on the Plan of Tom Joy Subdivision, Map 71-16, Parcel 373, a plat of which is of record in Book 3600, Page 47, Register's Office for said County.

Said Lot No. 20 fronts 55.15 feet on the northernly side of North 6th Street and extends back between lines 101.0 feet on the westerly line and 106.6 feet on the easterly line to a line on the rear on which it measures 73.00 feet.

BEING the same property conveyed to Joseph Ryan Creamer and Kodi French, as husband and wife, by Warranty Deed from James Macdonald, Jr of record at Instrument number 20180718-0069813 in the Register's Office for Davidson County, Tennessee, dated July 16, 2018 and recorded July 18, 2018.

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.

This is improved property known as: **1323 North 6th St, Nashville, TN 37207.**

ALEXANDER CASTRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/03/2027
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 20TH day of FEBRUARY 20 24

GRANTOR(S): _____
Kodi French

STATE OF **Tennessee**
COUNTY OF **Davidson**

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared kodi French and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 20 day of februari, 2024

Notary Public

My commission expires: 05/03/2027