QUITCLAIM DEED

Karen Johnson
Batch # 1109967
03/12/2024 08:23:45 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240312-0016887

AJ-QCD-24-513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March, 2024

Notary Public

MY COMMISSION EXPIRES: 09.01.2026
(AFFIX SEAL)

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY (and please return to):
Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Morgan Stanley	**New Owner**	**08313024700**
(NAME)	(NAME)	
509 Radnor Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MORGAN STANLEY, BRENTON L. TEVEIT, AND D. SANDRA GRIFFITH ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

MORGAN STANLEY ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY HALF OF LOT NO. 63, ON THE MAP OF PAYNE, BLACKMORE AND CUMMINGS' ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 63 FRONTS 25 FEET ON THE EASTERLY SIDE OF SOUTH 12TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 161 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MORGAN TEVEIT, BRENTON L. TEVEIT, AND D. SANDRA GRIFFITH, BY WARRANTY DEED, FROM ROGER D. TUCKER AND PEGGY DANIEL, OF RECORD IN RECORD INSTRUMENT NO. 20091005-0092013, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID MORGAN TEVEIT IS N/K/A MORGAN STANLEY.

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

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **513 South 12th Street, Nashville, TN, 37206.**

Witness our hands this the 6th day of March, 2024.

MORGAN STANLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 6th day of March, 2024.

Notary Public

My Commission Expires: 09.07.2026

STEPHEN DRUMMOND
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 07, 2026
COUNTY OF DAVIDSON

BRENTON L. TEVEIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 7 day of March, 2024.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

D. SANDRA GRIFFITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 7 day of March, 2024.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY