THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:
SHARON E. RUTLEDGE
MICHAEL RUTLEDGE
1678 Sunset Rd
Nolensville, TN 37135

Send Tax Bill to:
1678 Sunset Rd
Nolensville, TN 37135

Map/Parcel Number
118-04-0-275.00

State of Tennessee
County of Williamson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 28 day of March, 2024.

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires:
9/21/26

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL WAYNE RUTLEDGE, A MARRIED MAN,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MICHAEL WAYNE RUTLEDGE, AND SHARON E. RUTLEDGE, HUSBAND AND WIFE,** HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as **2306 Cruzen St, Nashville, TN 37211.**

THIS DEED PREPRAED WITHOUT THE BENEFIT OF A TITLE SEARCH FROM INFORMATION GIVEN BY BOTH PARTIES.

Karen Johnson
Batch # 1116846
04/01/2024 10:33:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240401-0022214

IN WITNESS WHEREOF, the undersigned has executed this instrument this 28 day of MARCH, 2024.

Michael Wayne Rutledge
MICHAEL WAYNE RUTLEDGE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL WAYNE RUTLEDGE,** the Grantor, 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 28 day of MARCH, 2024.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Subdivision of Lot "A" in Plan of Grandview Heights, of record in Book 161, page 169, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Wayne Rutledge, by Warranty Deed from William Stanley King and wife, Nancy Diane King, dated 3/23/1994 and recorded 3/25/1994 in Book 9289, Page 661, in the Register's Office of Davidson County, Tennessee.