Karen Johnson Davidson County
Batch# 1134860 DEEDQC
05/15/2024 11:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240515-0035940

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-26-2025

THIS INSTRUMENT WAS PREPARED BY (and return to):
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Frank G. Hurd and Allyson M. Hurd	**New Owner**	
(NAME)	(NAME)	**103-08-0-128.00**
130 43rd Ave. N.		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

FRANK HURD, MARRIED ("GRANTOR")

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO

FRANK G. HURD AND ALLYSON M. HURD, HUSBAND AND WIFE ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE MAP OF C. H. TRITSCHLER'S SUBDIVISION OF LOTS 347, 348 AND PART OF 349 OF RICHLAND REALTY COMPANY'S WEST LAWN PLAN, AS OF RECORD IN PLAT BOOK 843, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 50 FEET ON THE EASTERLY SIDE OF 43RD AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 195 FEET, MORE OR LESS, TO A LINE IN THE REAR WHICH MEASURES 50 FEET THEREON.

TOGETHER WITH AN EASEMENT FOR DRIVEWAY PURPOSES OVER A PORTION GRANTOR'S REMAINING PROPERTY, SAID PORTION BEING DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING A PART OF LOT 16 ON THE MAP OF C. H. TRITSCHLER'S SUBDIVISION OF LOTS 347, 348 AND PART OF 349 OF RICHLAND REALTY COMPANY'S WEST LAWN PLAN OF RECORD IN PLAT BOOK 843, PAGE 51, REGISTER'S OFFICE FOR DAVIDSON COUNTY, SAID PORTION BEING DESCRIBED AS COMMENCING AT A POINT (THE "POINT OF BEGINNING") IN THE EASTERN MARGIN OF 43RD AVENUE NORTH LOCATED 4 FEET SOUTHERLY ALONG THE EASTERN MARGIN OF 43RD AVENUE NORTH FROM THE SOUTHWESTERN CORNER OF LOT 15, SAID SUBDIVISION; THENCE, NORTHERLY WITH THE EASTERN MARGIN OF 43RD AVENUE NORTH A DISTANCE OF 4 FEET TO THE SOUTHWESTERN CORNER OF LOT 15; THENCE, EASTERLY WITH THE COMMON BOUNDARY OF THE SAID LOTS 15 AND 16, A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE EASTERN MARGIN OF 43RD AVENUE NORTH A DISTANCE OF 12 FEET TO A POINT; THENCE WESTERLY ALONG A STRAIGHT LINE TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO FRANK HURD, MARRIED BY QUITCLIAM DEED FROM CHRISTOPHER L. FRANKLIN, TRUSTEE OF THE FRANK G. HURD IRREVOCABLE TRUST, DATED JULY 12, 2019, OF RECORD IN INSTRUMENT NUMBER 20230714-0063234, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

This is **improved** property known as: **130 43rd Ave. N., Nashville, TN 37209**

Witness our hands this the 14th day of May, 2024.

Frank Hurd

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared **Frank Hurd**, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of May, 2024.

NOTARY PUBLIC
My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

Certificate of Authenticity

I, Andrew Suzore, 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 May 14, 2024.

Date

Affiant Signature

May 15. 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of May, 2024.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027