**QUITCLAIM DEED**




G-SM-24-2505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1153051 DEEDQC
07/01/2024 12:45:17 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240701-0049430

**THIS INSTRUMENT WAS PREPARED BY**

**RUDY TITLE & ESCROW, LLC**
**2012 21ST AVENUE S.**
**NASHVILLE, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Errett Doyle Davis** | **New Owner** | |
| (NAME) **2020 Alvinwood Drive** | (NAME) | **062-11-0-031-00** |
| (ADDRESS) **Nashville, Tn 37214** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN LUX DAVIS,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **ERRETT DOYLE DAVIS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 210 ON THE PLAN OF SECTION 5, SUTHERLAND HEIGHTS OF RECORD IN PLAT BOOK 2900, PAGE 1, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 210 FRONTS 145 FEET ON THE NORTH SIDE OF ALVINWOOD DRIVE AND RUNS BACK 180.1 FEET ON THE WEST LINE AND 178.3 FEET ON THE EAST LINE TO A DEAD LINE, WHICH IS A BROKEN LINE ON WHICH IT MEASURES 220.4 FEET.

Being the same property conveyed to Errett Doyle Davis and wife, Erin L. Davis by Warranty Deed from Timothy Mark King and wife, Andrea Mangino King, of record in Instrument No. 20160811-0083449, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2505 Alvinwood Dr , Nashville, Tennessee 37214**.

Witness my/our hand(s) this the 24 day of JUNE, 2024.

Erin Lux Davis

**ERIN LUX DAVIS**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24 day of JUNE, 2024.

Notary Public

My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

**RETURN TO:**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue S.**
**Nashville, TN 37212**