QUITCLAIM DEED

Karen Johnson
Batch # 1175967
08/30/2024 12:50:45 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240830-0067019

G-MF-24-100

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 05-08-2028

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 28th DAY OF August, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicole Turley	same as NEW OWNER	
(NAME)	(NAME)	**052-06-0-075.00**
765 Florence Circle,		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **TENN615 PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **NICOLE TURLEY, UNMARRIED** 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. 64 on the plan of Madison Heights Subdivision, Section 1, of record in Book 1424, Page 6, Register's Office for said County.

SAID Lot No. 64, which is a corner lot, fronts 168.3 feet on the northerly margin of Florence Avenue and fronts 58 feet on the northeasterly margin of Florence Avenue, said frontages being joined by a curve having a length of 71.19 feet, and extends back 195.5 feet on the easterly line and 270.0 feet on the northwesterly line.

Being the same property conveyed to Tenn615 Properties, LLC by Warranty Deed from Dan Guerincy, unmarried and David Thornton, unmarried of record in Instrument Number 20190513-0044469, Register's Office for Davidson County, Tennessee, dated May 09, 2019 and recorded on May 13, 2019.

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: **765 Florence Circle, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 28 day of August, 2024.

TENN615 Properties, LLC

Nicole Turley f/k/a Nicole Fusciante,
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicole Turley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Sole Member of TENN615 Properties, LLC, the within named bargainor, a limited liability company, and that she as such Sole Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of August, 2024.

Notary Public

My Commission Expires:
03/16/26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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