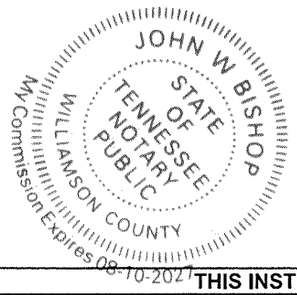
Karen Johnson Davidson County
Batch# 1189756 DEEDQC
10/04/2024 08:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241004-0077010

QUITCLAIM DEED



File #24-TLC-2215-221

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 2 DAY OF October, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cynthia Moynihan	**Same as New Owner**	
(NAME)	(NAME)	
2215 Grantland Ave		**105 14 0 094.00 & 105 14 0 093.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS INSTRUMENT IS TO COMBINE THE HEREIN DESCRIBED TRACTS INTO ONE TAXABLE MAP AND PARCEL.

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, **CYNTHIA MOYNIHAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **CYNTHIA MOYNIHAN, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lots 2 and 3 of Block 5 in Yarbrough's Subdivision of Woodland, a plan of which is of record in Plat Book 57, Page 155, said Register's Office.

Said Lots 2 and 3 front 50 feet each on the West side of Grantland Avenue and run back between parallel lines 165 feet to an alley in the rear.

Being the same property conveyed to Cynthia Moyniham, an unmarried woman, by Warranty Deed from Thomas Henry Lerner, a married man, of record in Instrument No. 202410040077009, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 2215 and 2217 Grantland Avenue, Nashville, TN 37204.

Witness my/our hand(s) this the 2 day of Oct, 2024.

Cynthia Moynihan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2024, before me personally appeared Cynthia Moynihan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of October, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

RETURN TO:
Cynthia Moynihan
756 Roycroft Place
Nashville, TN 37203

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of October, 2024.

Affiant Signature
Date 10-2-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

