QUITCLAIM DEED

Karen Johnson
Batch # 1213571
12/09/2024 03 41 09 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20241209-0095571

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 5TH DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Denise A. Gramm and Roger Gramm	**Same as New Owner**	
(NAME)	(NAME)	
227 Chapel Avenue		**083 06 0 097.00 & 083 06 0 096.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE THE TWO HEREINAFTER PARCELS INTO A SINGLE MAP & PARCEL NUMBER.

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, **DENISE A. GRAMM, A MARRIED WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **DENISE A. GRAMM AND ROGER GRAMM, WIFE AND HUSBAND** 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

Tract No. 1:
Land in Davidson County, Tennessee, being Lot No 3 on the Plan of E T Brown's Subdivision of the Hunter Tract of record in Book 332, page 86, Register's Office for Davidson County, Tennessee
Said Lot No 3 fronts 50 feet on the westerly side of Chapel Avenue and runs back between parallel lines 165 feet to an alley

Tract No. 2:
Land in Davidson County, Tennessee, being Lot No 4 on the Plan of E T Brown's Subdivision of the Hunter Tract of record in Book 332, page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 50 feet on the westerly side of Chapel Avenue and runs back between parallel lines 165 feet to an alley.

Tract Nos. 1 & 2:
Being the same property conveyed to Denise A. Gram by Warranty Deed from Marguerite Virginia Dale, a single person, of record in Book 10663, page 797, 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 **227 Chapel Avenue, Nashville, Tennessee 37206** and **unimproved** property known as **0 Chapel Avenue, Nashville, Tennessee 37206**

Witness my/our hand(s) this the 5th of December, 2024

Denise A. Gramm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE A GRAMM, 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 5th of December, 2024

Notary Public
My Commission Expires _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212