QUITCLAIM DEED

Karen Johnson
Batch # 1229782
01/23/2025 12 40 38 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250123-0005353

JM-SB-LHL-

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 17th DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 5/8/28

(AFFIX SEAL)

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

JMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Joshua Malnofski, an unmarried man	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**043-12-0-038-00**
40 Burton Hills Blvd., Ste 200,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **LINCOLN HOME LOANS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JOSHUA MALNOFSKI, AN UNMARRIED MAN, AND JENNIFER L. RAUCH, AN UNMARRIED WOMAN** 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:

(139 Eagan Cir)

Land in Davidson County, Tennessee, being Lot No. 36 and part of Lot 35, Block B on the Plan of Revised Plan of Myatt-Eagan Subdivision of record in Plat Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

DERIVATION

Being the same property conveyed to Lincoln Home Loan, LLC, a Tennessee limited liability company by Quitclaim Deed from Joshua Malnofski, an unmarried man and Jennifer Rauch, an unmarried woman dated March 30, 2021 and recorded on March 31, 2021 in Instrument No. 20210331-0042117 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. **139 Eagan Circle, Madison, Tennessee 37115-4234**.

Witness my/our hand(s) this the 17 day of JANUARY, 2025.

Lincoln Home Loans, LLC

BY: _____
Joshua Malnofski
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSHUA MALNOFSKI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE MEMBER of LINCOLN HOME LOANS, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER.

Witness my hand and official seal, this the 17 day of January, 2025

_____
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
608 Shelby Avenue
Nashville, TN 37206