QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

1-QCD-25-1036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0 00

Co-Ellen Marie Vest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
CO-ELLEN MARIE VEST	**New Owner**	**08305003500**
(NAME)	(NAME)	
1036 Seymour Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CO-ELLEN MARIE VEST ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

CO-ELLEN MARIE VEST ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3, BLOCK A, ON THE PLAN OF EASTWOOD ADDITION, IN BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 3, BLOCK A FRONTS 50 FEET ON THE SOUTHERLY MARGIN OF SEYMOUR AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY PAUL T. HOUSCH, BY QUITCLAIM DEED, TO TOM P. VEST, SR. AND WIFE CO-ELLEN MARIE VEST, OF RECORD IN BOOK 10194, PAGE 902, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID TOM P. VEST, SR. HAVING PASSED JANUARY 11, 2015, TITLE VESTED SOLELY IN CO-ELLEN MARIE VEST AS THE REMAINING TENANT BY THE ENTIRETY BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as **1036 Seymour Avenue, Nashville, TN, 37206.**

Karen Johnson
Batch # 1234355
02/05/2025 01 35 46 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250205-0008827

Witness our hands this the 29 day of January, 2025.

Co-Ellen Marie Vest

CO-ELLEN MARIE VEST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 29 day of January, 2025

Notary Public
My Commission Expires.

