Karen Johnson
Batch # 1306822
08/08/2025 08:56:03 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20250808-0062999

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Paul Johnson Niehaus and Katja Marianne Raine 2510 Inga Street Nashville, TN 37206	Same as New Owner	72-9-365

FOR AND IN CONSIDERATION OF THE SUM OF one dollar (1.00) cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable consideration, Paul Niehaus ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Paul Johnson Niehaus and Katja Marianne Raine (Grantees"), all of his interest in and to a certain tract of land in Davidson County, Tennessee as described more fully as follows:

CERTAIN LAND, LOCATED
IN DAVIDSON COUNTY, TENNESSEE:

Land in Davidson County, Tennessee, being the rear 55.3 feet, more or less, of Lots Nos. 91 and 92 and the rear 52.3 feet, more or less, of Lot No. 90, on the Map of Springdale Subdivision, of record in Book 974, Page 18, Register's Office for said County.

Beginning at a point in the easterly margin of Inga Street at the southwest corner of Lot No. 92; thence easterly with the rear lines of said Lots, 148 feet to the southeasterly corner of Lot No. 90, 52.3 feet to a point; thence westerly and parallel with the rear line of Lot No. 90, 50 feet to a point of the easterly line of Lot 91; thence northerly with said easterly line of Lot 91, 3 feet to a point; thence westerly and parallel with the rear lines of Lots Nos. 91, 92, 92.75 feet, more or less, to a point in the easterly margin of Inga Street, thence with the margin of same, southwesterly 55.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Paul Niehaus by Warranty Deed from Odell A. Ingram, of Instrument Number 0483738 dated the 28th day of August, 1998, and recorded on the 3rd day of September, 1998, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This Instrument was prepared with information 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 **2510 Inga Street, Nashville, TN 37206.**

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 5TH day of August, 2025.

Paul J. Niehaus

PAUL NIEHAUS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Paul Niehaus, with whom I am personally acquainted (or proved to me by satisfactory evidence), personally appeared before me, the undersigned, a Notary Public in Davidson County, Tennessee, and acknowledged that he executed this instrument for the purposes stated in the instrument. He further pledges that he did not execute said conveyance under any duress or coercion from any other individual.

Witness my hand and official seal, this 5th day of August, 2025.



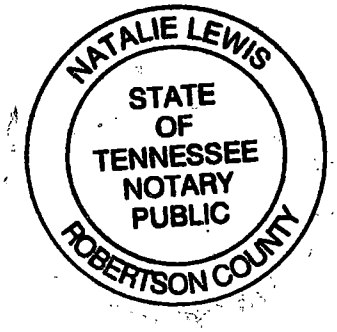
Natalie Lewis

NOTARY PUBLIC

My Commission Expires: 10-5-2025

This Instrument Prepared by:
Jessica Doyle
Tennessee Adoption and Family Law, PLLC
611 Woodland Street
Nashville, Tennessee 37206
615.896.2022

THIS INSTRUMENT IS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES. NO TITLE SEARCH WAS DONE IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT. THE PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN HEREIN.



The actual consideration or value
Whichever is greater for this
Transfer is $1.00.

AFFIANT

STATE OF TENNESSEE)
COUNTY OF DAVDSON)

Sworn to and subscribed before me
This 5th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 10-5-2025