QUITCLAIM DEED

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 30th DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/10/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-STM-13-2112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephanie Dennis (NAME)	Stephanie Dennis (NAME)	
2112 Eastland Avenue (ADDRESS)	2112 Eastland Avenue (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	83-07-0-287

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **MATTHEW KENDALL, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND DOES HEREBY QUITCLAIM AND CONVEY UNTO **STEPHANIE DENNIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 ON THE PLAN OF ROLLING ACRES, OF RECORD IN PLAT BOOK 1130, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHANIE DENNIS, UNMARRIED AND MATTHEW KENDALL, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY DEED FROM CAMERON L. FOSTER OF RECORD IN INSTRUMENT NUMBER 20120117-0004171, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 12, 2012, RECORDED JANUARY 17, 2012.

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

This is
( ) unimproved
(X) improved

property known as 2112 Eastland Avenue Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 30 day of Apr. 1, 2013.

MATTHEW KENDALL

BILL GARRETT, Davidson County
Trans: T20130045822 DEEDQC
Recvd: 06/03/13 11:19 2 pgs
Fees: 12.00 Taxes: 0.00

20130603-0055537

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW KENDALL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of APRIL, 2013.

Notary Public

ROBERT HACKETT
Notary Public - State of Florida
My Commission Expires Mar 11, 2017
Commission # EE 862080

My Commission Expires: MAR. 11, 2017

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212