BILL GARRETT, Davidson County
Trans:T20140034995 DEEDQC
Recvd: 05/20/14 10:19 2 pgs
Fees:12.00 Taxes:0.00

20140520-0043197

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 19 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Judy Kallas and Rachel Leigh (NAME)	Judy Kallas and Rachel Leigh (NAME)	
6152 Villa De Picasso Ave. (ADDRESS)	6152 Villa De Picasso Ave. (ADDRESS)	
Las Vegas, NV 89131 (CITY) (STATE) (ZIP)	Las Vegas, NV 89131 (CITY) (STATE) (ZIP)	061-12-0 131.00

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, I/WE **JUDY KALLAS, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **JUDY KALLAS, A MARRIED WOMAN AND RACHEL LEIGH, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), THEIR 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:

A CERTAIN TRACT OR PARCEL OR LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY PART OF LOT NO. 49, ON THE PLAN OF EASTDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 547, PAGES 29 & 30, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEGINNING ON THE NORTHERLY MARGIN OF RIVERWOOD DRIVE, AT A POINT 144.5 FEET WEST OF THE LINE BETWEEN LOT NOS. 49 AND 50; THENCE NORTH 36 DEGREES 24 MINUTES 20 SECONDS EAST 22.32 FEET TO A POINT; THENCE NORTH 26 DEGREES 06 MINUTES EAST 94.77 FEET TO A POINT IN THE SOUTHERLY MARGIN OF PLYMOUTH AVENUE; THENCE WITH THE SOUTHERLY MARGIN OF SAID AVENUE, SOUTHWESTWARDLY 179.6 FEET TO THE BEGINNING OF A CURVE; THENCE WITH SAID CURVE IN A SOUTHWESTWARDLY AND SOUTHEASTWARDLY DIRECTION, 35 FEET MORE OR LESS, TO A POINT IN THE NORTHERLY MARGIN OF RIVERWOOD DRIVE; THENCE WITH THE NORTHERLY MARGIN OF RIVERWOOD DRIVE EASTWARDLY 140 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JUDY KALLAS, MARRIED BY DEED FROM ROBIN WARREN, UNMARRIED OF RECORD IN DOCUMENT NUMBER 20131126-0121432, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAN BOOK 547, PAGES 29 AND 30, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

***SAID PROPERTY IS NOT THE PRIMARY RESIDENCE OF JUDY KALLAS.**

Note: Judy Kallas - page 1 of 2 May 14, 2014

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) **unimproved**
(X) **improved**

property known as **1200 Plymouth Avenue, Nashville, Tennessee 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 13 day of May, **2014.**

Judy Kallas
JUDY KALLAS

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUDY KALLAS, 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 13 day of May, 2014.

Debra W Boyd
Notary Public

My Commission Expires: May 15, 2016

Notary Public State of Nevada
COUNTY OF CLARK
DEBORA W. BOYD
My Appointment Expires
May 15, 2016
No. 92-1022-1

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

note: from Judy Kallas page 2 of 2 May 14, 2014