# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

See page 3

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 Sept., 2014.

Notary Public

MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Randy E. Chance and Bryan A. Chance** | **Randy E. Chance and Bryan A. Chance** | |
| (NAME) | (NAME) | |
| **2202 11th Ave S** | **80 Cude Lane** | **105-13-233.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, 37204** | **Nashville, TN 37115** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DOWD DEVELOPMENT AND DESIGN, LLC,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RANDY E. CHANCE, married, and BRYAN A. CHANCE, married, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 23, DUCKWORTH'S ADDITION TO NASHVILLE, as shown on plat of record in Plat Book 57, Page 83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dowd Development and Design, LLC by Warranty Deed from Amy Wigger, married, Mark Hammond, married and Buddy Williams, married, of record in Instrument No. 20140625-0055610, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUCKWORTH'S ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee and any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2202 11th Avenue South, Nashville, Tennessee 37204**.

Witness my hand this the 23 day of Sept, 2014.

**DOWD DEVELOPMENT AND DESIGN, LLC**
a Tennessee limited company

By: _____
Keith Dowd, Managing Member

BILL GARRETT, Davidson County
Trans:T20140072003 DEEDQC
Recvd: 09/25/14 11:22 3 pgs
Fees:17.00 Taxes:0.00
20140925-0088365

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Dowd, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Dowd Development and Design, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by Keith Dowd as Managing Member.

Witness my hand and official seal, this the 23 day of Sept, 2014.

Notary Public

My Commission Expires: 8-17-2015

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-17-2015

**RETURN TO:**

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

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 September, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

