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 4 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Bradley C. Zeffren	**Same**	
(NAME)	(NAME)	
619 B Eastboro Drive		**Map 91-9-1, Parcel 2**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BRADLEY C. ZEFFREN AND LEXI MORRITT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BRADLEY C. ZEFFREN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF OUR 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 UNIT A OF 619 EASTBORO COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY TENNESSEE AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 619 EASTBORO COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20140818-0074480, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 619 EASTBORO COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20140818-007448, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY REFERENCE AND MADE A PART HERE OF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO BRADLEY C. ZEFFREN AND LEXI MORRITT, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM ADAM D. RIPMASTER, UNMARRIED, OF RECORD IN INSTRUMENT NUMBER 20150428-0037853, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED APRIL 24, 2015.

THE SAID LEXI MORRITT BEING ONE AND THE SAME AS ZARRIN ALEXANDRA MORRITT.

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*****

BILL GARRETT, Davidson County
Trans:T20160038069 DEEDQC
Recvd: 05/06/16 15:44 2 pgs
Fees:12.00 Taxes:0.00
20160506-0045387

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

property known as **619B Eastboro Drive, Nashville, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness our hands this the 4 day of May, 2016.

Bradley C. Zeffren

Zarrin Alexandra Morritt (AKA Lexi Morritt)

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bradley C. Zeffren**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of May, 2016.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10-7-19

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Zarrin Alexandra Morritt**, 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 4 day of May, 2016.

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 10-7-19

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