QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160041388 DEEDQC
Recvd: 05/17/16 15:34 2 pgs
Fees:12.00 Taxes:0.00

20160517-0049341

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 25th DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 8-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eva K. Jermakowicz	**New Owner**	
(NAME)	(NAME)	
1610 19th Avenue South		**104080P00700CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM MATTHEWS** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EVA K. JERMAKOWICZ** hereinafter called the Grantee, her 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 Unit 7 Commodore Capers Townhomes, as established under Master Deed of record in Instrument Number 20030811-0114231, as amended at Instrument No. 20071121-0136450, as further amended at Instrument No. 20160108-0002027, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said units.

Being the same property conveyed to Eva K. Jermakowicz by Warranty Deed from The Commodore Capers, a Tennessee general partnership of record in Instrument No. 20061122-0144772, Register's Office for Davidson County, Tennessee, dated November 20, 2006 and recorded on November 22, 2006.

Whereas the boundaries for said unit were clarified by plat attached to the Second Amendment to Master Deed Establishing Commodore Capers Townhomes of record in Instrument No. 20160108-0002027, in the Register's Office for Davidson County, Tennessee, the Grantor does hereby convey unto the Grantee any interest he may have inadvertently received or retained in said unit.

This Instrument was prepared with information supplied 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: **1610 19th Avenue South, Nashville, Tennessee 37212**.

Witness my hand this the 25 day of April, 2016.

William P Matthews
William Matthews

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Matthews**, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument the purposes therein contained.

Witness my hand and seal this the 25th day of April, 2016

Sheila D Mann
NOTARY PUBLIC

My Commission Expires: 6-8-16

RETURN TO:

RUDY TITLE AND ESCROW, LLC
2012 21ST AVE. SOUTH
NASHVILLE, TN 37212