# QUITCLAIM DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRES-16-2405A-T

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 10 DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **2405 A Elliott Ave, LLC** | **New Owner** | |
| (NAME) | (NAME) | **118-02-1A-001.00** |
| 1906 Seminole | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID CLARK DORRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2405 A ELLIOTT AVE, LLC** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 2405 A, 2405 Elliott Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 2405 Elliott Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150416-0033664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Land in Davidson County, Tennessee, being Unit 2405 A, 2405 Elliott Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 2405 Elliott Cottages, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150416-0033664, 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 David Clark Dorris by deed from 2405 Elliott, LLC, a Tennessee limited liability company of record in Document Number 20160518-0049864, Register's Office for Davidson County, Tennessee.

The above referenced property was used as investment property and has never been the principal martial residence of the Grantor.

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: **2405A Elliott Avenue , Nashville, Tennessee 37204**.

BILL GARRETT, Davidson County
Trans:T20160050802 DEEDQC
Recvd: 06/15/16 14:46 2 pgs
Fees:12.00 Taxes:0.00
20160615-0060707

Witness my/our hand(s) this the 10 day of June, 2016.

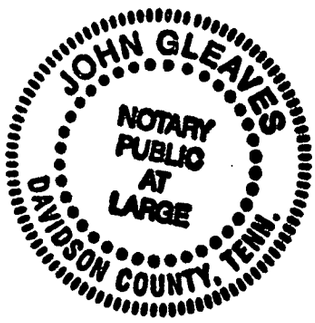
David Clark Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CLARK DORRIS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10 day of June, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**

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