QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160080160 DEEDQC
Recvd: 09/13/16 12:33 2 pgs
Fees:12.00 Taxes:0.00
20160913-0096195

G-SWBC-16-935-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 7th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Ryan P. Sullivan and Jie Sullivan, Husband and Wife	**Same as New Owner**	
(NAME)	(NAME)	**082-16-0B-104.00-CO**
418 Stranraer Ct.		
(ADDRESS)	(ADDRESS)	
Fuquay Varina, NC 27526		
(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, **RYAN P. SULLIVAN, MARRIED** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN P. SULLIVAN AND JIE SULLIVAN, HUSBAND AND WIFE** 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 a certain Condominium apartment known as Unit 104, Russell Street Commons I, a Horizontal Property Regime, on the Plan of Russell Street Commons I, as of record in Book 6900, Page 13, also being part of Lot 1 of Aeby Subdivision III, as of record in Book 6250, Page 574, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ryan P. Sullivan, unmarried by Warranty deed from Nicholas Bradley, married of record in Instrument No. 20101230-0103855 Register's Office for Davidson County, Tennessee, dated December 23, 2010 and recorded on December 30, 2010. Ryan P. Sullivan now married.

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: **935 Russell Street #104, Nashville, Tennessee 37206-3701**.

Witness my/our hand(s) this the 7th day of September, 2016.

Ryan P. Sullivan

STATE OF North Carolina

COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN P. SULLIVAN, 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 7th of September, 2016.

Patricia A Hoffman
Notary Public
My Commission Expires: 5/20/2018
(SEAL)

PATRICIA A HOFFMAN
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires May 20, 2018

RETURN TO:

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